

CALIFORNIA CODE OF REGULATIONS
TITLE 25, DIVISION 1, CHAPTER 2.2
SPECIAL OCCUPANCY PARKS
(Effective July, 2004)

Article 1. Administration and Enforcement

§ 2000. Application and Scope.

(a) Except as otherwise explicitly provided in sections 18865(g), 18865.4, and 18865.5(b), Health and Safety Code, the provisions of this chapter shall apply to the construction, use, maintenance and occupancy of special occupancy park lots, including separate designated sections within mobilehome parks, permanent buildings, accessory buildings or structures, and building components wherever located, both within and outside of special occupancy parks, in all parts of the state. These provisions shall also apply to the use, maintenance and occupancy of recreational vehicles and the installations for supplying fuel gas, water, electricity and the disposal of sewage from accessory buildings or structures, building components, and recreational vehicles, wherever located within special occupancy parks in all parts of the state.

(b) Provisions that apply to mobilehome parks are located in chapter 2 of this division.

(c) Mobilehomes or manufactured homes, and their accessory buildings or structures, located in special occupancy parks in accordance with section 2118, shall comply with the requirements contained in chapter 2.

(d) Existing construction, connections, and installations of units, accessory buildings and structures, building components, plumbing, electrical, fuel gas, fire protection, earthquake resistant bracing, and permanent buildings made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18613, 18865.3, 18865.4, 18871.3, 18871.10, 18872, 18872.2, 18873, 18873.1, 18873.2, 18873.3, 18873.4 and 18873.5, Health and Safety Code.

§ 2002. Definitions.

In addition to the definitions contained in this section which apply only to this chapter, the definitions contained in sections 18860-18874 of the Health and Safety Code and those definitions relating to building standards contained in Title 24, California Code of Regulations Parts 2, 3, 4 and 5, are also applicable to the requirements of this chapter.

(a) -A-

(1) Accessory building or structure. Any awning, window awning, cabana, ramada, storage cabinet, storage building, carport, fence, stairway, ramp, or porch, or any other building or structure other than a patio established for the use of the occupant of a unit on a lot.

(2) Approved. Reviewed and/or inspected and deemed acceptable to the enforcement agency.

(3) Architect. A person licensed by the State of California, qualified to practice architecture in this state.

(4) Awning. An accessory structure, used for shade or weather protection, constructed of cloth, canvas or other flexible material supported by one or more posts or columns and partially supported by the unit installed, erected, or used on a lot.

(5) Awning Enclosure. An enclosure designed for outdoor recreational purposes, not for habitation, constructed under an awning or freestanding awning, which may include a screen room, and either an accessory building or structure, or a building component.

(6) Awning, Freestanding. An accessory structure, used for shade or weather protection, supported entirely by columns or posts and, other than with flashing, not attached to or supported by a unit or other accessory structure.

(7) Awning, Window or Door. An accessory structure, used for shading a window or door, supported wholly by the unit or other accessory building or structure to which it is attached.

(b) **-B-**

(1) Branch Water Service Line. That portion of the water distribution system extending from the park water main to a lot, including connections, devices and appurtenances.

(2) Building Components. Any subsystem, subassembly, or other system designated for use in, or as part of, an accessory building or structure, which may include structural, mechanical, electrical, plumbing, and fire-protection systems and other systems affecting health and safety. However, building components do not include appliances or equipment such as heaters, stoves, refrigerators, or air conditioners which have been listed and labeled by an approved listing agency.

(3) Building Standard. Any rule, regulation, or other requirement adopted by the Building Standards Commission or a local government pursuant to section 17958.5 of the Health and Safety Code pertaining to the construction, plumbing, electrical, and fuel gas equipment, and installations within permanent buildings in parks.

(c) **-C-**

(1) Cabana. A freestanding accessory building or structure or building component of an MH-unit, which is a portable, demountable, or permanent room enclosure or other building erected or constructed for habitation.

(2) California Building Code. California Code of Regulations, Title 24, Part 2, as adopted and published by the California Building Standards Commission.

(3) California Electrical Code. California Code of Regulations, Title 24, Part 3, as adopted and published by the California Building Standards Commission.

(4) California Fire Code. California Code of Regulations, Title 24, Part 9, as adopted and published by the California Building Standards Commission.

(5) California Mechanical Code. California Code of Regulations, Title 24, Part 4, as adopted and published by the California Building Standards Commission.

(6) California Plumbing Code. California Code of Regulations, Title 24, Part 5, as adopted and published by the California Building Standards Commission.

(7) Camping Area. Any area or tract of land where one or more lots or campsites are rented or leased or held out for rent or lease to accommodate camping parties.

(8) Camping Cabin. A relocatable hard-sided shelter, for use by a camping party, as defined in Health and Safety Code section 18862.5. All camping cabins are dependent units.

(9) Camping Party. A person or group of not more than ten (10) persons occupying a campsite or camping cabin for not more than thirty (30) days annually.

(10) Campsite. A designated area or lot within an incidental camping area used for occupation by a camping party.

(11) Carport. An accessory structure, used for shade or weather protection for a vehicle or vehicles which shall be freestanding.

(12) Cited Person. A person or entity issued a notice of violation for a violation of this chapter or applicable laws who is responsible for its correction.

(13) Common Area. An area, within the boundaries of the park not specific to any lot or space and under ownership and control of the park.

(14) Commercial Modular. "Commercial modular" means a structure transportable in one or more sections, designed and equipped for human occupancy for industrial, professional, or commercial purposes, which is required to be moved under permit, and shall include a trailer coach as defined in Section 635 of the Vehicle Code. "Commercial coach" has the same meaning as "commercial modular" as that term is defined in section 18001.8 of the Health and Safety Code.

(15) Concrete Block Pier. An assembly of load-bearing, concrete blocks with wooden wedges used to level a unit.

(16) Concrete Pier. A concrete load-bearing support that incorporates into its structure an adjustable means of raising and leveling the unit.

(17) Contractor. Any person as defined in Business and Professions Code sections 7026 through 7026.3.

(d) **-D-**

- (1) Department. The Department of Housing and Community Development.
- (2) Dependent Unit. A unit not equipped with a toilet and sewage disposal system. All camping cabins are dependent units.
- (3) Drain Connector. The extension from the unit's or accessory building's or structure's drain outlet, to the lot's drain inlet.
- (4) Drain Outlet. The discharge end of a unit's or accessory building's or structure's sewage drainage system.
- (5) Dry Camp. A camping area where a supply of potable water is unavailable within the camping area.

(e) **-E-**

- (1) Electrical Service, Park. The conductors and equipment for delivering electrical energy from the electrical supply system or the generator of an isolated plant, to the electrical wiring system of the park.
- (2) Electrical System, Park-Primary. That part of the electrical wiring system of the park distributing electrical energy to the park's secondary electrical system.
- (3) Electrical System, Park-Secondary. That part of the electrical wiring system of the park distributing electrical energy at a nominal 120 or 120/240 volts, single phase.
- (4) Electrical Wiring System, Park. All of the electrical equipment, appurtenances and related electrical installations outside of permanent buildings, units, and accessory buildings or structures within a park.
- (5) Emergency. An occurrence constituting a current or imminent serious risk to life, health, safety, or property requiring immediate correction.
- (6) Energize. The act of applying electrical energy, or gas or water pressure.
- (7) Enforcement Agency. The Department of Housing and Community Development, or any city, county, or city and county that has assumed responsibility for the enforcement of this chapter and chapter 2 pursuant to sections 18300 and 18865 of the Health and Safety Code.
- (8) Engineer. A person registered with the State of California as a professional engineer qualified to practice engineering in this state.
- (9) Equipment. All materials, appliances, devices, fixtures, fittings, or accessories used in the structural, fire safety, plumbing, mechanical, and electrical systems of units, buildings, structures, infrastructures and systems subject to this chapter.

(f) **-F-**

- (1) Feeder. The conductors for conveying electrical energy between any two points in the park's electrical wiring system excluding electrical feeder assemblies.
- (2) Fence. A freestanding vertical wall structure
- (3) Fire Agency. A city, county, or city and county fire department, or fire district.
- (4) Fire Hydrant. A connection to a water source for the purpose of supplying water to a fire hose or other fire protection apparatus and, for the purposes of this chapter, includes a standpipe.
- (5) Fire Hydrant, Private. A fire hydrant including wet standpipes owned by the park.
- (6) Fire Hydrant System. All fire hydrants, water piping, pumps, tanks, and valves attached to the water system supplying the hydrants.
- (7) Footing. The portion of a support, in direct contact with the ground, that distributes imposed loads to the soil.
- (8) Forms
 - (A) Annual Permit To Operate (local enforcement agency), HCD 503B, dated 1/04.
 - (B) Application For Alternate Approval, HCD 511, dated 1/04.
 - (C) Application For Certification Of Manufactured Home Or Mobilehome Earthquake Resistant Bracing System, HCD 50 ERBSCERT, dated 1/04.
 - (D) Application For Permit To Construct, HCD 50, dated 1/04.
 - (E) Application For Permit To Operate, HCD 500, dated 1/04.
 - (F) Application For Standard Plan Approval, HCD 520, dated 1/04.
 - (G) Certificate of Occupancy, HCD 513C, dated 1/04.

(H) Floodplain Ordinance Compliance Certification For Manufactured Home/Mobilehome Installations, HCD 547, dated 1/04.

(I) Manufactured Home Or Mobilehome Installation Acceptance (local enforcement agency), HCD 513A, dated 1/04.

(J) Manufactured Home Or Mobilehome Installation Acceptance, HCD 513B, dated 1/04.

(K) Permit To Operate (local enforcement agency), HCD 500A, dated 1/04.

(L) Plot Plan, HCD 538, dated 1/04.

(M) Private Fire Hydrant Test And Certification Report, HCD MP 532, dated 1/04.

(N) School Impact Fee Certification, HCD MP 502, dated 1/04.

Note: The use of existing forms shall be permitted until supplies are exhausted.

(g) –G–

(1) Gas Connector. A flexible connector, listed for exterior use, to convey gas from a gas riser outlet to the gas supply connection of a unit.

(2) Gas Piping System, Park. The pipe equipment and related installations outside of permanent buildings, units, or accessory building or structures, for distributing gas throughout the park.

(3) Gas Riser Outlet. That portion of a park gas lateral or gas piping system, extending above ground, serving a lot.

(4) Gas Service Lateral. The pipe, or that portion of a gas piping system, extending from the main park gas line to the individual gas outlet serving a lot.

(5) Good Cause. What the enforcement agency would find to be a reasonable basis for failing to appear at the time and place scheduled for a hearing, informal conference, formal hearing, or for not complying with a specified timeline.

(6) Gross Floor Area. The floor area enclosed within the surrounding exterior walls of a unit, accessory building or structure, or portions thereof. Where there are no walls, "Gross Floor Area" means the usable area contained within the horizontal projection of the roof and floor.

(7) Guardrail. A vertical barrier erected along the open edges of a porch or other elevated area to prevent persons from falling to a lower level.

(h) –H–

(1) Habitable Room or Structure. Any structure or room within a structure meeting the requirements of this chapter for sleeping, living, cooking, or dining purposes, excluding such enclosed spaces as awning enclosures, closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, unfinished cellars, utility rooms, and similar spaces.

(2) Handrail. A railing provided for grasping with the hand for support, erected along one or more edges of a stairway or ramp.

(3) Hearing Officer. The authorized representative of the enforcement agency, or other official authorized to conduct hearings.

(i) –I–

(1) Independent Unit. A unit equipped with a toilet and designed to be connected to a lot sewer inlet.

(2) Identification Label. A decal, tag, or label indicating acceptance by the department of a standard plan for an accessory building or structure.

(3) Incidental Camping Area. Any area or tract of land where camping is incidental to the primary use of the land for agriculture, timber management, or water or power development purposes, and where two or more campsites used for camping are rented or leased or held out for rent or lease. The density of usage shall not exceed twenty-five (25) camping parties within a radius of two-hundred-sixty-five (265) feet from any campsite within the incidental camping area.

(4) Insignia or Label of Approval. A tag or label issued pursuant to Health and Safety Code section 18027.3 or 18027.5 and permanently affixed to the unit indicating compliance with applicable regulations of the department or with the American National Standards Institute standards A119.2 or A119.5.

(j) **-J-**

Reserved

(k) **-K-**

Reserved

(l) **-L-**

(1) Landing, Stairway. An individual platform, not to exceed twelve (12) square feet, usually at the top or bottom of a stairway, to ease the transition from a stairway to a level walking surface. Landings for ramps must comply with requirements in the California Building Code.

(2) Listed. All equipment, materials, products, and installations included in a list published by an approved listing agency.

(3) Listing Agency. An independent agency approved by the department that:

(A) is in the business of listing and labeling equipment, materials, products, or installations; and

(B) maintains a periodic inspection program on current production of listed equipment, materials, or products or periodic evaluations of listed installations; and

(C) makes available at least annually a published report of listings that include specific information about the nationally recognized standard with which each item complies and the manner in which the item is safe for use, or information about the listed equipment, material, product, or installation that has been tested and found suitable for use in a specified manner.

(4) Load. Any of the forces that a structure is designed to withstand, including any permanent force such as the weight of a roof, known as a dead load; any moving or temporary force, such as the weight of occupants, known as a live load; wind loads imposed by wind activity; and seismic loads imposed by seismic activity.

(5) Lot Access. An unobstructed way or means of approaching a roadway or public thoroughfare to or from a lot.

(6) Lot Electrical Service Equipment, Park. That equipment containing the means to connect or disconnect, overcurrent protective devices and receptacles, or other means for supplying a unit, listed appliance, accessory building or structure, or building component, to or from the park's electrical supply.

(7) Lot Water Service Outlet, Park. That portion of the park's water distribution system, including equipment and devices, provided with a fitting for connecting a unit's water connector.

(m) **-M-**

(1) MH-unit. A term, as used in this chapter, to replace references to "mobilehome, manufactured home, and multi-unit manufactured housing".

(n) **-N-**

(1) N.F.P.A. An acronym for the National Fire Protection Association.

(2) Nuisance. A "nuisance" is as defined in Civil Code section 3479; a "private nuisance" is as defined in Civil Code section 3481, and a "public nuisance" is as defined in Civil Code section 3480 and Penal Code section 370.

(o) **-O-**

(1) Occupant. For the purposes of this chapter, a person who lawfully occupies a unit on a lot.

(2) Occupied Area. The total of all the space occupied by a unit, including eave overhangs and projections; building components; and all accessory buildings or structures, on a lot.

(3) Operator. The person or entity to whom a permit to operate is issued by the enforcement agency.

(4) Owner. The person or entity that legally owns or possesses an item, property, or business through title, lease, registration or other legal document.

(p) **-P-**

- (1) Park. For purposes of this chapter, is any special occupancy park.
- (2) Park Trailer. A recreational vehicle as defined in Health and Safety Code section 18009.3.
- (3) Patio. A paved or raised area not to exceed eight (8) inches in height, used for access or recreational activities.
- (4) Permanent Building. Any permanent structure under the control and ownership of the park owner or operator which is not on a lot and is expressly used in the operation of the park such as for the park office, a community center, or park storage facilities.
- (5) Permit to Operate. A permit issued annually by the enforcement agency authorizing operation of a park.
- (6) Pier. A vertical support constructed of concrete, steel, or concrete block for the transmission of loads from a unit, accessory building or structure, or building component, to a footing. A pier does not include the footing.
- (7) Porch. A freestanding, outside walking platform with an area exceeding twelve (12) square feet, having any portion of the floor or deck surface elevated more than eight (8) inches above grade.
- (8) Power Supply Cord. A flexible cord assembly of conductors, including a grounding conductor, connectors, attachment plug cap, and all other fittings, grommets or devices, designed for the purpose of delivering electrical energy from the park's lot electrical service equipment to the branch circuit distribution panelboard of the unit.
- (9) Private Fire Hydrant. See "Fire Hydrant, Private".

(q) **-Q-**

Reserved

(r) **-R-**

- (1) Ramada. Any freestanding roof, or shade structure, installed or erected above a unit or accessory building or structure or any portion thereof.
- (2) Ramp. An accessory structure providing a sloping path of travel, intended for pedestrian traffic.
- (3) Recreational Vehicle. A vehicle as defined in section 18010 of the Health and Safety Code and includes a park trailer, as defined in section 18009.3 of the Health and Safety Code
- (4) Registered Owner. A person registered by the appropriate department as the owner of the unit.
- (5) Resident. For the purposes of this chapter, a person who lawfully occupies a lot.
- (6) Responsible Person. For purposes of this chapter, any of the following:
 - (A) The park owner or operator for park-owned property or facilities.
 - (B) An available person, employed by the park for emergencies, as defined in section 18871.8 of the Health and Safety Code.
 - (C) Any person or entity that obtains a permit to construct.
 - (D) The owner of a unit, accessory building or structure, or building component.
- (7) Retaining Wall. A wall designed to resist the lateral displacement of soil or other materials.
- (8) Roadway. A thoroughfare for vehicular traffic within a park.

(s) **-S-**

- (1) Sanitation Station, Recreational Vehicle. A plumbing receptor designed to receive the discharge of sewage holding tanks of self-contained recreational vehicles and which is equipped with a water hose connection for washing the receptor.
- (2) Sewage Drain Lateral. That portion of the park drainage system that extends to an individual lot drain inlet.
- (3) Sewage Drainage System. All the piping within or attached to the unit or accessory building or structure that conveys sewage or other liquid wastes to the drain outlet.
- (4) Sewer, Park. That part of the park sewage drainage system beginning at the lot drain inlet or from a point two (2) feet downstream from a permanent building drain connection and terminating at the public sewer or private sewer disposal system.
- (5) Shall. "Shall" means required and includes "must" and "will".

(6) Skirting. Material used to enclose or partially enclose the area under a unit or accessory building or structure.

(7) Standard Plan Approval (SPA). A plan approved by the department, for an accessory building or structure or a commercial modular foundation system to be installed or constructed on a repetitive basis, for the purpose of obtaining a construction permit through an enforcement agency.

(8) Stairway. Any configuration of steps or risers where the run of an individual riser does not exceed thirty inches (30") and which is designed to enable passage from one elevation to another.

(9) Steel Pier. A steel support that incorporates into its structure an adjustable means of raising and leveling the unit or accessory building or structure that the pier supports.

(10) Storage Building. An accessory building exceeding ten (10) feet in height or one hundred twenty (120) square feet of gross floor area located on a lot, designed solely for storage of the personal equipment and possessions of the unit's occupants. The construction of a storage building shall comply with the California Building Standards Code, and a permit to construct is required from the enforcement agency.

(11) Storage Cabinet. An accessory structure, not exceeding ten (10) feet in height or one hundred twenty (120) square feet of gross floor area, located on a lot, designed solely for the use and storage of the personal equipment and possessions of the unit's occupants.

(12) Support. The entire pier and footing assembly, used to transfer the loads of a unit, accessory building or structure, or building component to the ground.

(13) Support System. A system of supports, which sustains the vertical loads of a unit, accessory building or structure, or building component. A support system does not include a foundation system.

(t) **-T-**

(1) Technical Service. The providing of interpretation and clarification by the enforcement agency of technical data and other information relating to the application of this chapter.

(2) Temporary Recreational Vehicle Park. Any area or tract of land where two (2) or more lots are rented or leased or held out for rent or lease to owners or users of recreational vehicles and which is established for one (1) operation not to exceed eleven (11) consecutive days, and is then removed.

(3) Tent. Any enclosed structure or shelter fabricated entirely or in major part of cloth, canvas, or similar material supported by a frame.

(4) Tent Camp. An area or tract of land where two (2) or more lots or sites are rented or leased or held out for rent or lease for the exclusive use of tent campers.

(5) Testing Agency. An organization which:

(A) Is in the business of testing equipment and installations;

(B) Is qualified and equipped for such experimental testing;

(C) Is not under the jurisdiction or control of any manufacturer or supplier for any affected industry;

(D) Maintains at least an annual inspection program of all equipment and installations currently listed or labeled.

(E) Makes available a published directory showing current listings of manufacturer's equipment and installations which have been investigated, certified and found safe for use in a specified manner and which are listed or labeled by the testing agency; and

(F) Is approved by the department.

(u) **-U-**

(1) Unit. A manufactured home, mobilehome, multi-unit manufactured housing, recreational vehicle, or camping cabin.

(v) **-V-**

(1) Violation. A failure to conform to the requirements of this chapter, or any other applicable provision of law.

(w)-~~W~~-

(1) Water Connector. The flexible extension connecting the water distribution system of the unit or accessory building or structures to the park's lot water service outlet.

(2) Water Distribution System. All of the water supply piping within a park, extending from the main public supply or other source of supply to the park's lot water service outlets and including branch service lines, fittings, control valves, and appurtenances.

(3) Water Main, Park. That portion of the water distribution system which extends from the main, water meter, or other source of supply to the branch water service lines.

(4) Water Supply Connection. The fitting or point of connection of the unit's or accessory building or structure's water distribution system designed for connection to a water connector.

(5) Working Days. All days except Saturdays, Sundays, and applicable local, state and federal holidays.

(6) Workmanlike. Work performed to the acceptable quality of generally recognized industry standards that does not compromise strength, function, or durability.

(x) -~~X~~-

Reserved

(y) -~~Y~~-

Reserved

(z) -~~Z~~-

Reserved

NOTE: Authority: Section 18865, Health and Safety Code. References: Sections 18007, 18008, 18008.5, 18008.7, 18009.3, 18010, 18013.4, 18861, 18862, 18862.15, 18862.33, 18862.35, 18866.3, 18871.4, 18872, 18872.2, 18873, 18873.1, 18873.2, 18873.3, 18873.4, 18873.5, 18909, and 19907, Health and Safety Code.

§ 2003. Manufactured Homes and Mobilehomes.

Whenever a mobilehome or manufactured home, or an accessory building or structure related thereto, is installed pursuant to section 2118 in a park, the installation, use, maintenance, and occupancy shall comply with the requirements of chapter 2, commencing with section 1000 of this division.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Section 18871.10, Health and Safety Code.

§ 2004. Local Enforcement.

(a) Assumption of responsibility for the enforcement of parts 2.1 and 2.2 of division 13, of the California Health and Safety Code and the provisions of chapters 2 and 2.2 of this division relating to enforcement within parks by a city, county, or city and county, shall be by means of an ordinance of the city council or board of supervisors which shall contain the following information and be subject to department approval:

(1) Indication of assumption of responsibility for enforcement of parts 2.1 and 2.3 of division 13 of the Health and Safety Code, 1 and chapters 2 and 2.2 of this division.

(2) Name of the agency or agencies delegated enforcement responsibilities.

(3) A statement that the designated local enforcement agency will provide qualified personnel necessary to enforce Parts 2.1 and 2.3 of division 13 of the Health and Safety Code, and the provisions of chapters 2 and 2.2 of this division consistent with those laws and regulations. The statement shall include the total number of personnel assigned to the enforcement program.

(4) One copy of any contract, memorandum of understanding, or other document governing delegation of responsibilities and services to a local government agency other than the local government assuming responsibility for Parts 2.1 and 2.3 of division 13 of the Health and Safety Code and Chapters 2 and 2.2 of this division.

(5) Adoption of the applicable schedule of fees contained in the provisions of parts 2.1, and 2.3 of division 13 of the Health and Safety Code, and chapters 2 and 2.2 of this division.

(A) A statement adopting the state program and objectives as contained in parts 2.1 and 2.3 of division 13 of the Health and Safety Code, and chapters 2 and 2.2 of this division.

(B) A description of existing parks within the local jurisdiction, including conditions and type of park.

(C) Specific local objectives, program plan and timetable designed to achieve enforcement compliance.

(6) Effective date of assumption of enforcement.

(b) One certified copy of the ordinance shall be forwarded to the Administrative Office of the Division of Codes and Standards, P.O. Box 1407, Sacramento, CA 95812-1407 not less than thirty (30) days before the designated effective date of assumption of enforcement.

(c) A statement that the following forms provided by the department will be used:

(1) HCD 500A, Application for Permit to Operate;

(2) HCD 503B, Annual Permit to Operate;

(d) The department shall determine the local agency's knowledge and ability to apply the requirements of chapters 2 and 2.2 of this division, and the applicable Health and Safety Code requirements. The department's determination may include, but is not limited to, verification of the local agency's ability and knowledge through performance of activities that may include inspection, records review, and interviews of assigned personnel.

(e) Every enforcement agency shall comply with the verification of eligibility to receive public benefit requirements of chapter 5.5 of this division, commencing with section 5802, of applicants for permits to operate mobilehome parks or special occupancy parks.

(f) Notwithstanding the provisions of section 2005.5, in order to ensure that the orderly transition of assumption of enforcement occurs when a park, or permanent building within a park, is under construction, the enforcement agency issuing the permit to construct shall retain enforcement authority for the specified project through completion of those permits. All other enforcement responsibilities shall be transferred on the date as determined by the department.

(g) The local enforcement agency shall send a copy of each permit to operate it has renewed, within thirty (30) days after renewal, to the department's Division of Codes and Standards, at the address designated by the department at the time of assumption.

(h) When a local enforcement agency proposes significant changes in the personnel responsible for enforcing the provisions of this chapter, chapter 2 and sections 18200 through 18874 of the Health and Safety Code, that agency shall notify the department at least thirty (30) days prior to the proposed date of the changes. The department may perform a reevaluation to determine whether the personnel have the required knowledge and ability as required in subsection (d) of this section.

(i) When a local enforcement agency changes its address, phone number, or contact person, it shall notify the Administrative Office of the department in writing within thirty (30) days of the change.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18862.17, 18865, 18870.6, and 188570.7 Health and Safety Code.

§ 2004.5. Complaint investigations.

(a) When a complaint alleging violations of this Chapter, Chapter 2 or Sections 18200 through 18700 and 18860 through 18874 of the Health and Safety Code is referred to a local enforcement agency, the agency shall do the following:

(1) Make reasonable efforts to contact the complainant to discuss the complaint. If the issue addressed within the complaint exceeds the authority or jurisdiction of the enforcement agency, the complainant shall be so advised, and shall be directed, when possible, to the appropriate governing entity.

(2) Investigate allegations of violations representing an immediate risk to life, health, or safety within five (5) days of receipt of the complaint by the agency.

(3) Investigate allegations of violations representing an unreasonable risk to health or safety within thirty (30) days of receipt by the agency.

(4) Discuss the results of the investigation with the complainant, or provide the results in writing, if requested by the complainant.

(b) When a complaint is referred to a local enforcement agency from the Office of the Mobilehome Ombudsman (Office), the local enforcement agency shall, no later than thirty-five (35) days following its receipt of the complaint, submit a written report detailing the final results of the investigation to the Office, or its designee.

NOTE: Authority cited: Section 18300, 18865, and 18153, Health and Safety Code. Reference: Section 18300, 18865, and 18153, Health and Safety Code.

§ 2005. Local Government's Cancellation of Enforcement Responsibility.

(a) An enforcement agency intending to relinquish responsibility for enforcement authority shall advise the department, no less than thirty (30) days prior to initiating the requirements of subsection (b).

(b) A governing body canceling its enforcement responsibility shall complete the following to the department's satisfaction before the transfer is effective:

(1) provide written notification to the department not less than thirty (30) days prior to the proposed effective date of the action, along with a copy of the ordinance repealing enforcement responsibility,

(2) remit the appropriate fees to the department as identified in section 2006 of this article on or before the date of transfer of responsibility.

(3) transfer all park records to the department on or before the effective date of the transfer of enforcement responsibility.

(c) When the local agency cancels its enforcement responsibility for this chapter, its responsibility for enforcement of chapter 2 of this division is also cancelled.

(d) When a local enforcement agency has canceled its assumption of responsibility for enforcement and desires to reassume enforcement, it must reapply in compliance with the requirements contained in section 2004 of this article.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18862.17 and 18865, Health and Safety Code.

§ 2005.5. Revocation of Local Enforcement Authority.

(a) When the department determines that a local enforcement agency has failed to properly enforce, parts 2.1 or 2.3, of division 13, of the Health and Safety Code or chapters 2 or 2.2 of this division, the department shall notify the governing body of the local enforcement agency by providing written documentation which identifies the deficiencies requiring correction.

(b) The local enforcement agency shall have thirty (30) days from the date it receives the department's written determination to initiate correction of the deficiencies. Initiation of correction shall mean:

(1) Completion of a written plan of action submitted to the department identifying the corrective action for each deficiency, including at least the following:

(A) Acknowledgement of the deficiencies.

(B) The action to be taken to correct each deficiency.

(C) The personnel involved in the correction.

(D) Timelines for completion of all corrections.

(E) Ongoing oversight to prevent reoccurrences of noted deficiencies.

(2) Implementation of the plan of action by the local enforcement agency and other actions required by the department prior to completion of the plan of action.

(c) The department shall, within thirty (30) days of receipt of the plan of action, review and provide a written response to the governing body regarding the proposed plan.

(d) If the local enforcement agency fails to prepare an adequate plan of action or implement corrective measures within thirty (30) days regarding the deficiencies specified in subsection (a), the department may revoke its approval of local assumption responsibility and resume enforcement responsibilities.

(e) Within thirty (30) days following the department's revocation of assumption approval, remit the appropriate fees as defined in section 2006 of this article and transfer all park records to the department.

(f) When a local enforcement agency has had its assumption of responsibility for enforcement revoked and desires to reassume enforcement, it must reapply in compliance with the requirements contained in section 2004 of this article.

NOTE: Authority cited: Sections 18300 and 18865, Health and Safety Code. Reference: Sections 18300 and 18865, Health and Safety Code.

§ 2006. Transfer of Authority – Disbursal of Fees.

(a) When a city, county, or city and county assumes responsibility for the enforcement of, parts 2.1 and 2.3, of division 13, of the Health and Safety Code and chapters 2 and 2.2 of this division, cancels its assumption of such responsibility, or has assumption approval cancelled by the department during the permit renewal year, that portion of the fees collected for the annual permits to operate, other than state fees pursuant to section 2008 of this article, shall be apportioned as follows:

(1) When assumption of enforcement responsibility occurs more than six (6) months preceding the next permit to operate renewal date, the former enforcement agency shall retain one-half ($\frac{1}{2}$) of each annual permit to operate fee collected and shall transfer the remaining half to the assuming jurisdiction.

(2) When assumption of enforcement responsibility occurs less than or exactly six (6) months preceding the next permit to operate expiration date, the former enforcement agency shall then retain the full amount collected.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18865, and 18870.2, Health and Safety Code.

§ 2006.5. Permit To Operate Required.

(a) No person shall operate a park, or a portion of a park, or rent, lease, sublease, hire out, or let out for occupancy any new or existing lot in a park without a current permit to operate issued by the enforcement agency.

(b) Applications for a permit to operate a temporary recreational vehicle park shall be submitted to the enforcement agency at least thirty (30) days prior to the intended date of operation. Evidence of approvals from the local planning agency, health and fire departments and, if utilities are installed, the local utility companies shall be submitted with the application for the permit to operate.

(c) Application for a permit to operate an incidental camping area shall be on forms supplied by the enforcement agency, and shall be accompanied by two (2) sets of the following exhibits:

(1) A map or plot plan of the area or tract of land proposed to be used for incidental camping.

(2) A description of the facilities to be provided for the use of campers.

(3) A statement of the proposed use of the incidental camping area, which shall include:

(A) Approximate dates of occupancy, or a statement that the facility is intended to be operated year-round;

(B) Type of use intended, including use of recreational vehicles for camping purposes, if any;

(C) Number and type of sanitary facilities; and

(D) Maximum number of camping parties to be accommodated at any one time.

(4) Evidence of approval by local planning, health and fire departments.

(d) When the applicant proposes to construct or install common facilities for the use of campers, or to construct or install facilities to supply fuel gas, water or electricity to campers, or to dispose of sewage or waste from recreational vehicles, a permit to construct for such facilities shall first be obtained in accordance with the provisions of this article.

(e) When camping cabins are installed in a park, the lot number of cabins shall be recorded at the time of inspection and added to the comments section of the park's permit to operate by the enforcement agency. An amended permit to operate is not required to be printed.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18870, 18870.1, 18870.2, and 18870.6, Health and Safety Code.

§ 2007. Applicant Documentation.

When applying for a permit to operate a park, or for the renewal or amendment of any such permit, if the applicant has not previously been determined to be eligible to receive public benefits, the applicant shall present to the enforcement agency such documentation as the department may require to demonstrate the applicant's eligibility to receive public benefits pursuant to chapter 5.5 of this division, beginning with section 5802.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Title 8, U.S.C. Sections 1621, 1641, and 1642; and Section 18865, Health and Safety Code.

§ 2008. Annual Permit to Operate Fees.

(a) Permit to operate fees shall be as follows:

- (1) Annual permit to operate fee of twenty-five dollars (\$25); and
- (2) an additional two dollars (\$2) per lot, or per campsite; and
- (3) an additional four dollars (\$4) per manufactured home or mobilehome lot; and
- (4) A state fee as contained in Table 2008-1.

Table 2008-1	
Number of Lots or Campsites	State Fee
2-19	\$40
20-49	\$75
50-99	\$175
100-249	\$400
250-499	\$800
500 or more	\$1,600

(b)The state fee is required to be paid annually.

(c) A permit to operate fee of twenty-five (\$25), with no additional fee for the lots, is required to operate a temporary recreational vehicle park.

NOTE: Authority cited: Sections 18865 and 18870.2, Health and Safety Code. Reference: Sections 18870.2 18870.3, and 18870.6 Health and Safety Code.

§ 2009. Permit to Operate-Penalty Fees.

(a) Permits to operate shall have the following penalty fees applied as applicable:

- (1) When an application is submitted thirty (30) or more days late, the permit to operate fees shall be increased an amount equal to ten (10) percent of the established fee.
- (2) When an application is submitted sixty (60) or more days late, the permit to operate fees shall be increased an amount equal to one hundred (100) percent of the established fee.
- (3) Any park operating without a permit to operate shall pay double the established fees and those fees shall be due upon demand of the enforcement agency.

(b)The postmark shall be used to determine the submittal date for imposing annual permit to operate penalty fees prescribed by Health and Safety Code section 18870.7 and this section.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18870.7, Health and Safety Code.

§ 2010. Permit to Operate-Construction Completed.

(a) Upon final approval by the enforcement agency of the construction of lots and facilities, the applicant shall submit an application for permit to operate, or amended permit to operate, on a form designated by the

department, together with appropriate fees as specified in sections 2008 and 2009 of this article, to the enforcement agency. The designated form shall be submitted as follows:

(1) When the department is the enforcement agency, the applicant shall submit the application for permit to operate to the department. Upon approval of the application by the department, an annual permit to operate shall be issued to the applicant.

(2) When a local enforcement agency has enforcement responsibilities, the applicant shall submit the application, to that agency. Upon approval of the application by the local enforcement agency, that agency shall provide one (1) copy of the approved application to the applicant and, within five (5) working days after approval, one (1) copy, along with the state fees required by section 2008 of this article, to the Division of Codes and Standards, P.O. Box 1407, Sacramento, CA 95812-1407. The Division of Codes and Standards shall issue the initial permit to operate within ten (10) working days of receipt of the approved application. The department shall provide copies of the permit to operate to the applicant and the local enforcement agency. Subsequent years' annual permits to operate shall be issued by the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870.2 and 18870.6, Health and Safety Code.

§ 2012. Department Copies of the Annual Permit to Operate and Related Fees.

(a) Local enforcement agencies shall send a copy of each issued annual permit to operate to the Division of Codes and Standards within thirty (30) days following issuance.

(b) All local enforcement agencies shall forward to the Division of Codes and Standards the state fees paid by the applicant pursuant to section 2008 of this article within thirty (30) days of receipt.

(c) The department shall provide a supply of the annual permit to operate forms and application for permit to operate forms to any local enforcement agency making a request for the forms.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870.2, 18870.3, 18870.6, and 18870.7, Health and Safety Code.

§ 2014. Required Reporting of Changes in Park Status.

(a) An operator of a park shall submit to the enforcement agency an application for an amended annual permit to operate within thirty (30) days of any change in the information related to the annual permit to operate.

Changes in information shall include, but not be limited to:

(1) change of name, mailing address, or ownership; or

(2) change in the number of lots resulting from the sale, lease, removal, construction, or alteration of existing lots or facilities; or

(3) change of conditional uses specified on the annual permit to operate; or

(4) when a snow load roof maintenance program status is changed pursuant to section 2338 of article 7.

(b) A fee of ten dollars (\$10) shall be submitted to the enforcement agency with each application to amend the annual permit to operate. Only one (1) fee of ten dollars (\$10) shall be required for an amended annual permit to operate, if more than one (1) change can be processed on a single application.

(c) An amended permit to operate shall be issued only by the department initially for additional lots constructed on lots removed in an existing park. The local enforcement agency shall process the application as specified in section 2010 of this chapter for permit issuance for new construction.

(d) Notwithstanding subsection (c), when an amended permit to operate is issued by a local enforcement agency, a copy shall be forwarded to the department, within thirty (30) days, clearly marked as "Amended" on the face of the copy.

NOTE: Authority cited: Section 18865 and 18870.3, Health and Safety Code. Reference: Sections 18870.2, 18870.3, 18870.6 and 18870.8, Health and Safety Code.

§ 2016. Approval of Alternates and Equivalents.

When the department is the enforcement agency, a request for approval of an alternate or equivalent means of meeting the requirements of this chapter shall be submitted by the applicant to the department's Northern or Southern area office. When a city, county, or city and county has assumed enforcement responsibility for this chapter, the applicant shall submit the request for this approval to the local enforcement agency. The local enforcement agency shall forward the request to the department's Administrative Office of the Division of Codes and Standards, along with its written recommendation and rationale for approval or denial. The request shall be submitted on forms provided by the department. The form shall be accompanied by one (1) set of substantiating plans and/or information together with the alternate approval fee of one hundred dollars (\$100), payable to the department.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18865.6 and 18870.3, Health and Safety Code.

§ 2017. Technical Service fee.

Fees for technical services provided by the enforcement agency shall be sixty dollars (\$60), provided that such technical service is not in excess of one (1) hour duration, plus thirty dollars (\$30) for each thirty (30) minutes or fractional part in excess of one (1) hour.

NOTE: Authority cited: Sections 18865, and 18870.3, Health and Safety Code. Reference: Sections 18870.3, and 18870.4, Health and Safety Code.

§ 2018. Permits Required.

(a) No person shall erect, construct, reconstruct, install, replace, relocate or alter any building, structure, camping cabin, accessory building or structure, or building component; any electrical, mechanical, or plumbing equipment; any fuel gas equipment and installations, or fire protection equipment; or installations of, or within, a park, or a lot, without first obtaining a written construction permit from the enforcement agency.

(b) Any person issued a notice indicating violations pursuant to subsection (a) shall obtain a permit to construct from the enforcement agency and provide the appropriate fees as prescribed in this article.

(c) The enforcement agency shall not require a permit to construct for the following work, when the construction is performed in a workmanlike manner, does not present a hazard, and otherwise complies with the requirements of this chapter:

- (1) Minor maintenance and repair including replacement of existing utility metering devices.
- (2) The installation of a storage cabinet on a lot.
- (3) Construction or installation of a stairway having a landing twelve (12) square feet or less.
- (4) A landing not more than twelve (12) square feet in area.
- (5) Construction or installation of removable insect screening or flexible plastic material used as awning or carport enclosures.
- (6) Construction or installation of a retaining wall less than four (4) feet in height measured from the bottom of the footing to the top of the wall, unless it is supporting a surcharge. For the purpose of this section, a surcharge is any load imposed in addition to the normal soil load.
- (7) Construction or installation of a patio, as defined in section 2002(p)(3).
- (8) Fencing not over six (6) feet high.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870, 18870.8 and 18871.2 Health and Safety Code.

§ 2020.3. Application Requirements for Permits for Accessory Structures and Camping Cabins.

(a) A person required to obtain a permit to install an accessory structure or camping cabin, shall submit an application for the permit to construct to the enforcement agency, on a form prescribed by that agency.

(b) The application for the permit to construct shall be accompanied by fees as specified in section 2020.7 of this article, or section 2020.4 when using plans with a standard plan approval.

(c) A person submitting an application for a permit to construct an accessory structure or install a camping cabin shall, in addition to the requirements of section 2034 of this chapter, submit three (3) copies of a plot plan for the lot where the accessory structure or camping cabin is to be constructed, on the form prescribed by the department, indicating the planned location of the accessory structure or camping cabin on the lot and all required dimensions and setbacks from the lot lines and structures on the same and adjoining lots. At least one (1) copy of the plot plan shall bear the original signature of the park owner or his or her designated representative.

(d) When a person files applications simultaneously to construct or install two (2) or more accessory structures or camping cabins which are identical and are within the same park, only one (1) plan check fee shall be required.

(e) If an application for a permit to construct is not complete or does not conform to the requirements of this chapter, the enforcement agency shall notify the applicant in writing within ten (10) working days of receipt of the application, as to the why the application does not comply.

(f) A single permit may be issued for all accessory structures to be erected or installed concurrently on the same lot including electrical, mechanical and plumbing installations in each accessory structure. If the applicant requests individual permits, they may be obtained for structural, electrical, mechanical and plumbing installations, and are subject to separate individual fees.

NOTE: Authority cited: Sections 18865 and 18871.3, Health and Safety Code. Reference: 18865, 18870, 18870.5, and 18871.3, Health and Safety Code.

§ 2020.4. Fees for Permits for Accessory Structures with a Standard Plan Approvals.

(a) The following permit application fees shall apply for accessory structures that have a standard plan approval:

(1) Permit issuance fee. Twenty dollars (\$20).

(2) Plan resubmission fee. Ten dollars (\$10).

(3) Reinspection fee. Sixty dollars (\$60) provided the reinspection is not more than one (1) hour, plus thirty dollars (\$30) for each additional half ($\frac{1}{2}$) hour or fraction of thirty (30) minutes after the first hour.

(b) Construction or alteration permit fees for accessory buildings and structures that have a standard plan approval from the department are as follows:

(1) Each ramada \$95.00

(2) Each awning or carport 30.00

(3) Each porch 30.00

(4) Each fence over six feet in height 30.00

(c) Fees for accessory structures that do not have the department's standard plan approval issued in accordance with section 2020.9 of this article, shall be determined using the valuation table contained in section 2020.7 of this article.

(d) Electrical, mechanical, and plumbing permit fees for installations in accessory structures shall not exceed those contained in this chapter.

(e) Plan check fees shall not be required for accessory structures for which a standard plan approval has been obtained from the department.

NOTE: Authority cited: Section 18865, 18870.3 and 18871.3, Health and Safety Code. Reference: Sections 18865, 18870, 18870.2, 18870.3, 18870.4 and 18871.3, Health and Safety Code.

§ 2020.6. Application Requirements for Permits for Park Construction or Alteration.

(a) This section applies to any person submitting an application pursuant to section 2018, for a permit to construct or alter any of the following:

(1) A park;

(2) An addition to a park;

(3) An alteration to a park;

(4) A permanent building in a park;

(5) An accessory building or structure without a standard plan approval.

(b) A person who is required to obtain a permit to construct, pursuant to section 18870 of the Health and Safety Code, shall submit an application for a permit to construct to the enforcement agency, with the appropriate fees as specified in section 2020.7 of this article, on the form prescribed by that agency.

(c) A person submitting an application pursuant to this section shall submit three (3) complete sets of plans and specifications or installation instructions, as required by section 2034 of this chapter.

(d) Applications for permits to construct or enlarge a park, shall be submitted with written evidence of compliance with California Environmental Quality Act (Public Resources Code Division 13, commencing with section 21000), and written evidence of approvals by all of the following:

- (1) the local planning agency,
- (2) the local health, fire, and public works departments,
- (3) the local department responsible for flood control,
- (4) the serving utilities, and
- (5) any other state or federal agency or special district that has jurisdiction and would be impacted by the proposed construction.

NOTE: Authority cited: Section 18865 Reference: Sections 18870, 18870.1, 18870.2, 18870.3, 18870.4, and 18872, Health and Safety Code.

§ 2020.7. Permit Fees for Park Construction or Alteration.

(a) Any person submitting an application for a permit to construct with plans not having a department standard plan approval, shall pay the following fees, as applicable:

- (1) Permit issuance fee. Twenty dollars, (\$20).
- (2) Permit valuation fee. For the purpose of determining fees, the enforcement agency may establish the permit fee in accordance with subsection (g) of this section.

(3) Plan check fees. One-half ($\frac{1}{2}$) of the combined total of construction, mechanical, plumbing, and electrical permit fees. However, the minimum fee shall be ten dollars (\$10).

(b) Reinspection fee. Sixty dollars (\$60) provided the reinspection is not more than one (1) hour, plus thirty dollars (\$30) for each additional half ($\frac{1}{2}$) hour or fraction of thirty (30) minutes after the first hour.

(c) When any person files applications simultaneously to construct two (2) or more permanent buildings, or accessory buildings or structures which are identical and are within the same park, only one (1) plan check fee shall be required.

(d) Electrical, mechanical, and plumbing permit fees shall not exceed those contained in this chapter.

(e) When plans and specifications fail to comply with the requirements of this chapter, the enforcement agency shall notify the applicant in writing, stating in what respects the plans do not comply. The applicant shall correct the plans and/or specifications and resubmit them to the enforcement agency. The following fees are required for each resubmission of plans or specifications subsequent to the initial plan check:

- (1) Plan resubmission fee. Ten dollars (\$10).

(2) Plan check fee. Sixty dollars (\$60) provided that the plan check is not in excess of one (1) hour duration plus thirty dollars (\$30) for each additional half ($\frac{1}{2}$) hour or fraction of thirty (30) minutes after the first hour.

(f) Fees for facilities and installations on lots and within parks shall be as follows:

(1) For each lot	\$5.75
(2) Electrical Permit Fees.	
Each park electrical service	14.00
Each unit substation or secondary distribution transformer	10.50
Each alteration or replacement of a service or a transformer	10.50
Each park lot electrical service equipment	7.00
Each alteration, repair, or replacement of a park lot electrical service equipment	7.00
Each street light including circuit conductors and control equipment	3.00
(3) Plumbing Permit Fees.	
Each park sewage drainage system	14.00
Each private sewage disposal system or park water treatment installation	14.00
Each lot drain inlet	7.00
Each alteration or repair of drainage or vent piping	7.00
Each park water distribution system	7.00

Each park lot water service outlet or outlets at the same location	4.25
Each fire hydrant or riser	4.25
Each individual lot water conditioning installation	4.25
Each alteration, repair or replacement of water fixtures or equipment	4.25

(4) Gas Piping Permit Fees.

Each park gas piping system	7.00
Each installation of a liquefied petroleum or natural gas tank of 60 gallon capacity or more	7.00
Each gas riser outlet	4.25
Each alteration, repair, or replacement of park's gas piping system	4.25

(5) Each installation of equipment regulated by this chapter for which no other fee is listed 7.00

(g) Permit fees for a permit to construct accessory buildings or structures without a standard plan approval from the department, and foundation systems, permanent buildings, and/or electrical, mechanical, and plumbing installations within or on permanent buildings, or accessory buildings or structures shall be as follows:

\$2,000 or less	\$45.00
\$2,001 to \$25,000.	\$45.00 for the first \$2,000 plus \$9.00 for each additional thousand or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$252.00 for the first \$25,000 plus \$6.50 for each additional thousand or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$414.50 for the first \$50,000 plus \$4.50 for each additional hours and or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$639.50 for the first \$100,000 plus \$3.50 for each additional thousand or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$2,039.50 for the first \$500,000 plus \$3.00 for each additional thousand or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$3,539.50 for the first \$1,000,000 plus \$2.00 for each additional thousand or fraction thereof.

(2) Table B. Mechanical and Plumbing Permit Fees.

Each plumbing fixture, trap, set of fixtures on one trap, including water, drainage piping and backflow protection therefore	\$ 3.00
Each building sewer	14.00
Each private sewage disposal system	14.00
Each water heater and/or vent	7.00
Each gas piping system or one to five outlets	7.00
Each gas piping system for six or more outlets, per outlet	1.50
Each gas regulator	1.50
Each water branch service outlet or outlets at the same location, or each fixture supply	1.00
Each installation of water treating equipment	7.00
Alteration or repair of water piping or water treating equipment	7.00
Alteration or repair of drainage or vent piping	7.00
Each lawn sprinkler system on any one meter, including backflow protection devices	7.00
Vacuum breakers or backflow protective devices on tanks, vats, etc., or for installation on unprotected plumbing fixtures:	
one to five	3.00
over five, each additional	1.00
The installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu	14.00
The installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu	21.00
The installation or relocation of each floor furnace, including vent	7.00
The installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	7.00
The installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	7.00
The repair of, alteration of, or addition to each heating appliance, refrigeration unit, comfort cooling unit, absorption unit, or each comfort heating, cooling, absorption, or evaporative cooling system, including installation of controls	14.00
The installation or relocation of each boiler or compressor to and including three horsepower or each absorption system to and including 100,000 Btu	14.00

The installation or relocation of each boiler or compressor over three horsepower or each absorption system over 100,000 Btu	21.00
Each air handling unit, including ducts attached thereto	7.00
NOTE: This fee shall not apply to an air handling unit which is a portion of a factory-assembled appliance, comfort cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this chapter.	
For each evaporative cooler other than portable type	7.00
For each vent fan connected to a single duct	3.00
For each vent ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	7.00
Each installation of equipment regulated by this chapter for which no other fee is listed	7.00

(3) Table C. Electrical Permit Fees.

Each wiring outlet where current is used or controlled, except services, sub-feeders and meter outlets	.35
Each fixture, socket or other lamp holding device	.35
Each motor of not more than 50 h.p.	4.25
Each motor of more than 50 h.p.	10.50
Each mercury arc lamp and equipment	1.00
Each range, water heater or clothes dryer installation	7.00
Each space heater or infrared heat installation	1.50
Each stationary cooking unit, oven, or space heater	1.50
Each garbage disposer, dishwasher, or fixed motor-operated appliance not exceeding ½ h.p.	1.50
Working light in buildings in course of construction or under-going repairs, or where temporary lighting is to be used	3.00
Each incandescent electric sign	1.50
Electric signs or outline lighting, luminous gas type with:	
1 to 4 transformers	3.00
Additional transformers, each	.35
Each rectifier and synchronous converter, per K.W.	.35
Each additional circuit for a mobilehome accessory building or structure or other electrical equipment	1.50
Each service:	
600 volts or less, not over 200-amperes	7.00
600 volts or less, over 200-amperes	10.00
Over 600 volts	14.00
Each installation of equipment regulated by this chapter for which no other fee is listed	7.00

NOTE: Authority cited: Sections 18865, 18870.3 and 18871.3, Health and Safety Code. Reference: Sections 18870.2, 18870.3 and 18870.4, Health and Safety Code.

§ 2020.9. Application and Fee Requirements for Standard Plan Approvals.

- (a) A standard plan approval is available from the department for a plan for an accessory structure constructed and installed pursuant to this article and article 9 of this chapter.
- (b) In order to obtain a standard plan approval, the applicant shall submit to the department the following items:
 - (1) A completed application for standard plan approval on the form designated by the department.
 - (2) Three (3) copies of the plans, specifications, and installation instructions, if applicable, and two (2) copies of the design calculations, when required, to substantiate the design. Specifications shall be shown on the plan. Design calculations shall be submitted separately from the plan sheet.
 - (3) An application fee of one hundred dollars (\$100) for each plan.
 - (4) Plan check fee. Sixty dollars (\$60) provided that the plan check is not in excess of one (1) hour, plus thirty dollars (\$30) for each additional one-half hour (½) or fraction of thirty (30) minutes after the first hour.
 - (5) Additional plan check fees shall be due and payable prior to the issuance of a plan approval or a revised plan approval, if more than one (1) hour is required to conduct the plan check.
 - (6) Technical service fee. Sixty dollars (\$60) provided that the technical service is not in excess of one (1) hour, plus thirty dollars (\$30) for each additional one-half (½) hour or fraction of thirty (30) minutes after the first hour.

(7) When plans and specifications fail to comply with the requirements of this chapter, the enforcement agency shall notify the applicant in writing, stating in what respects the plans do not comply. The applicant shall correct the plans and/or specifications and resubmit them to the enforcement agency or withdraw them from consideration, forfeiting all submitted fees. The following fees are required for each resubmission of plans or specifications subsequent to the initial plan check:

(A) Plan resubmission fee. Ten dollars (\$10).

(B) Plan check fee. Sixty dollars (\$60) provided that the plan check is not in excess of one (1) hour duration plus thirty dollars (\$30) for each additional half (½) hour or fraction of thirty (30) minutes after the first hour.

(8) An Identification Label of Approval shall be provided for each accessory building or structure to be manufactured under the standard plan approval, and each accessory building or structure shall have an approved identification label of approval attached in a visible location.

(9) The actual identification label shall be submitted to the department for approval with the application for a standard plan approval prior to issuance of the approval. The approved identification label of approval shall:

(A) be not less in size than three (3) inches by one and one-half (1½) inches;

(B) contain the following information, as applicable;

<p>ACCESSORY BUILDING OR STRUCTURE</p> <p>1. Name of Manufacturer</p> <p>2. Standard Plan Approval No. _____</p> <p>3. Designed for:</p> <p>____ lbs. per square foot roof live load</p> <p>____ lbs. per square foot horizontal wind load</p> <p>____ lbs. per square foot snow load</p> <p>____ lbs. per square foot floor live load</p> <p>____ lbs. per square foot wind uplift load</p> <p>4. Structure (may) (may not) be enclosed.</p> <p>Department of Housing and Community Development</p>

(C) be provided by the manufacturer and be permanently imprinted with the information required by this section;

(10) The identification label of approval shall be either Type I, II, or III as specified in this section, each capable of a ten (10) year life expectancy when exposed to ordinary outdoor environments. Letters and numbers shall be bold Gothic or similar style, varied for emphasis, as large as space permits, with the minimum size being 5/64 inches. Wording shall be easily read and concise. Where permanent type adhesives are used on Type I, II, or III plates, adhesives shall have a minimum thickness of .004 inches and the plates shall be affixed to a relatively smooth surface.

(A) Type I. Rigid metal plates affixed by screws, rivets, or permanent type adhesives.

Minimum size: one and one-half (1½) inches by three (3) inches by .020 inches thick net dimensions (inside fastener heads).

Material: Aluminum, brass or stainless steel etched, stamped, engraved, or embossed to 0.015-inch minimum depth differential, color anodized or enamel filled.

(B) Type II. Flexible metal plates affixed by permanent adhesives, either pressure sensitive acrylics or solvent activated resins.

Minimum Size: .005 inch by one and one-half (1½) inches by three (3) inches.

Material: Aluminum foil etched or stamped to .001 inches minimum depth differential with color anodized background.

(C) Type III. Metalized Mylar (polyester), surface bonded.

Minimum Size: .003 inches by one and one-half (1½) inches by three (3) inches.

(i) Aluminum/vinyl surface bonded (to be used for nameplates where variable information is required by embossing, which can be done with a conventional typewriter).

Minimum Size: .006 inches by one and one-half (1½) inches by three (3) inches.

(c) Plans submitted to the department shall be on sheets of paper no smaller than eight and one-half (8½) inches by eleven (11) inches, and no larger than thirty (30) inches by forty-two (42) inches.

(1) Plans shall indicate the details of connections, dimensions, footings, foundations, general notes and method of installation necessary for the design and construction of the system.

(2) A plan shall indicate only one model or type of system.

(3) Each plan sheet shall provide a space not less than three (3) inches by three (3) inches for the department's standard plan approval stamp and number.

(4) When the design of the system requires an engineering analysis of structural parts and methods of construction, such as required for an engineered tiedown system or engineered accessory building or structure, the plans, specifications, and calculations shall be signed by an architect or engineer.

(5) Each plan shall be identified by a model number.

(d) If an application or plans are incomplete or do not conform to this chapter, the applicant shall be notified in writing within ten (10) working days of the date they are received by the department. The applicant shall resubmit a corrected application or plans within ninety (90) days of the notice, or within ninety (90) days of any subsequent notification relating to a resubmittal, along with the fees required by subsection 2020.9(b)(7) of this section.

(e) Should the applicant cancel the application for the standard plan approval prior to obtaining department approval, all fees submitted will be retained by the department for services rendered.

(f) A standard plan approval shall expire twenty-four (24) months from the date of the department's approval as designated on the department's stamp of approval placed on the plans.

(g) A standard plan approval may be renewed on or before the expiration date by submitting an application, together with three (3) copies of the plan as required by subsections (b)(1) and (2), and a renewal fee of fifty dollars (\$50).

(1) Renewal of a standard plan approval is permitted only when the plan submitted is identical to the plan on file with the department.

(2) Each plan submitted for renewal shall provide a space not less than three (3) inches by three (3) inches for the department's standard plan approval stamp and number.

(3) When a standard plan approval is renewed, the department-issued number shall remain the same.

(h) An application for approval of revisions to a standard plan approval, which does not change the structural system or method of the system's construction, and is submitted prior to the approval's expiration date, shall be submitted with the following documentation:

(1) three (3) copies of the revised plan and specifications;

(2) two (2) copies of the revised design calculations, as required by subsection (b)(2); and

(3) the plan check fee, for the first hour, for each plan.

(i) An applicant with a revised standard plan approval shall submit the following to the department:

(1) an application for a standard plan approval as specified in subsection (b)(1) above;

(2) copies as specified in subsections (h)(1) and (2) above; and

(3) a resubmission fee, as specified in section 2020.9(b)(7) above, for each plan.

(j) A revised plan submitted pursuant to subsection 2020.9(i) above, shall be processed as provided by subsection (h) or subsection (i), depending upon whether or not the changes to the plan are substantive. A plan submitted after the final expiration shall be processed as a new application with appropriate fees assessed.

(k) When amendment of applicable laws or the department's regulations requires changes to an approved plan, the department shall:

(1) notify the applicant of the changes, and

(2) allow the applicant one hundred eighty (180) days from the date of notification to submit a revised plan for approval or until the expiration date of the standard plan approval, whichever occurs first.

(l) Written approval shall be evidenced by the department's stamp of approval on the plans. The stamp of approval shall include a unique department-issued standard plan approval identification number for each approved plan, specification, or installation instruction.

(m) Standard plan approval for each accessory building or structure, foundation system, or engineered tiedown system is contingent upon compliance with the requirements of this article. The department may conduct inspections to determine compliance with an approved plan. Violation of any of the provisions of this article or variations from an approved plan shall be cause for cancellation of the standard plan approval.

(n) Reproductions of an approved plan bearing a department-issued standard plan approval for the purpose of obtaining a permit to construct a foundation system or accessory building or structure shall be clear and legible.

(o) When an applicant who has obtained a standard plan approval, discontinues the business, has notified the department, or the department makes that determination, the standard plan approval shall be canceled.

(p) The department shall be notified of any change in the name of an applicant or change in name or ownership of an applicant's business. The department may grant a standard plan approval to the new owner, if the new owner provides a written certification that the accessory building or structure foundation system or engineered tiedown system will be constructed in accordance with the existing standard plan approval and submits the completed form designated by the department, together with a ten dollar (\$10) fee. The certification, application, and fee shall be submitted for each plan with a separate standard plan approval.

(q) An applicant shall notify the department, in writing, within ten (10) days of any change to their address. The notification shall be accompanied with a ten dollar (\$10) change of address fee.

(r) Plans with a standard plan approval from the department shall be accepted by the enforcement agency as approved for the purpose of obtaining a construction permit if when the design loads and allowable soil conditions specified in the plans are consistent with the requirements for the locality. Local enforcement agencies shall not require the original signature of the architect or engineer on the standard plan approval.

NOTE: Authority cited: Sections 18865, 18870.2, and 18870.3, Health and Safety Code. Reference: Sections 18870.3, 18871.2 and 18871.3, Health and Safety Code.

§ 2030. California Environmental Quality Act Compliance.

Wherever the department is the enforcement agency, evidence of compliance with The California Environmental Quality Act, Public Resources Code, Division 13, commencing with section 21000, shall be submitted with an application for a permit to construct or enlarge a park.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18865.1, 18866.6 and 18870.1, Health and Safety Code. Sections 21000, et seq., Public Resources Code.

§ 2032. Permit Applications- Required Approvals.

(a) All applications for permits to construct shall be submitted on the designated form provided by the enforcement agency.

(b) Applications for permits to construct or enlarge a park, shall be submitted with written evidence of compliance with the California Environmental Quality Act, along with written approval by all of the following:

- (1) the local planning agency;
- (2) the local health, fire, and public works departments;
- (3) the local department responsible for flood control;
- (4) the serving utilities; and
- (5) any other public agencies having jurisdiction over the activity contained in the permit application.

(c) Park operator approval is required on all applications for a permit to construct, reconstruct or alter the park electrical, fuel gas, plumbing, or fire protection equipment or installations.

(d) Park operator approval is required with all applications for a permit to install a manufactured home or mobilehome pursuant to section 2118 of this chapter, or to alter any unit located in a park if such alteration would affect the electrical, fuel gas or plumbing system of the park.

(e) Park operator approval is required on all applications for permits to construct, reconstruct, install or alter an accessory building or structure or building component to be located or proposed to be located within a park.

(f) Written evidence of applicable local approvals may be required for permanent buildings, when the construction may impact local services.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18866.6 and 18870.1, Health and Safety Code.

§ 2034. Plans.

(a) Three (3) complete sets of plans and specifications shall be submitted for all work to be performed, if required by the enforcement agency.

(b) Plans and specifications submitted to the enforcement agency shall be of sufficient clarity to indicate the nature and extent of all work proposed and show in detail that the work will conform to the provisions of this chapter.

(c) When the design of the system requires an engineering analysis of structural parts or methods of construction, the plans, specifications, and calculations shall be signed by an architect or engineer.

(d) Any deviation from the approved plans and specifications shall be approved by the designer, engineer, or architect and shall be submitted to the enforcement agency for approval.

(e) The enforcement agency may waive the requirement for plans and/or specifications when the proposed work is of a minor nature.

(f) Complete plans, specifications, calculations, and supporting data shall be submitted where the work proposed is not in conformity with or deviates from the provisions of this chapter.

(g) Electrical plans shall include a single line diagram of the electrical equipment to be installed, altered or changed. Complete load calculations of the electrical system shall be provided with plans.

(h) Complete engineering plans, specifications, calculations and supporting data, signed by an electrical engineer, shall be submitted when the park's electrical main service or any of the electrical wiring system exceeds the voltage of the secondary system.

(i) Any person applying for a permit to install additional electrical equipment in a park shall submit the following information with the application for a permit to construct.

(1) The size of the feeder circuit and overcurrent protection of that feeder circuit; and

(2) The number of lots and the load of any other electrical equipment supplied by the feeder circuit.

(j) An approved set of plans and specifications and a copy of the permit to construct shall be kept on the job site until the enforcement agency has made a final inspection.

(k) The provisions of this chapter are not intended to prevent the owner of an accessory structure from reinstalling the accessory structure when the unit is relocated. Structural plans, other than details of footings and foundations, are not required for reinstallation of an accessory structure which complied with the requirements of the regulations in effect at the time of original installation, provided the accessory structure:

(1) is structurally sound;

(2) does not present a hazard to the safety of the occupants and/or the public;

(3) meets the live load design requirements contained in article 9 of this chapter; and

(4) complies with all other installation requirements contained in this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18865 and 18870.1, Health and Safety Code.

§ 2038. Extension of Permit to Construct.

(a) An extension of a permit to construct may be granted provided work has commenced. No extension shall be granted where work has not been started prior to the expiration of the initial permit to construct. Each extension shall be limited to six (6) months. No permit to construct or reconstruct shall be extended more than two (2) years from the date of issuance of the initial permit to construct.

(b) Where a permit to construct has expired, all work shall cease until a valid permit to construct has been issued by the enforcement agency. A reapplication need not be accompanied by plans and specifications or installation instructions where:

(1) construction is to be completed in accordance with plans filed with the initial permit to construct; and

(2) the approved plans are made available to the enforcement agency during the construction; and

(3) plans were approved less than two (2) years prior to the request for extension.

(c) Fees paid for a permit to construct shall be forfeited to the enforcement agency if the applicant does not start construction within six (6) months of the date of issuance of the permit, or upon expiration of the permit where work has commenced and no extension has been granted pursuant to subsection (a).

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18870.10, Health and Safety Code.

§ 2042. Swimming Pools.

Construction and barrier requirements for public and private swimming pools constructed within a park are contained in the California Building Code.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18872, Health and Safety Code.

§ 2044. Construction.

(a) All construction shall be performed in accordance with approved plans and specifications and shall not be changed, modified or altered without the express prior approval, when possible, of the person or entity providing the original approval and the enforcement agency.

(b) The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of the Health and Safety Code or any of the provisions of this chapter or any other applicable law. Whenever an issued permit, or the work that it authorizes, violates provisions contained in this chapter, the Health and Safety Code, or any other provisions of applicable law, the permit, or that portion of the permit that authorizes the work in violation, shall be deemed null and void.

(c) The issuance of a permit based upon plans and specifications shall not prevent the enforcement agency from thereafter requiring the correction of errors in these plans and specifications, nor shall the issuance of a permit preclude the enforcement agency's power to prevent occupancy of a building, accessory building or structure, or building component when it is found to be in violation of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870.1, 18871.3, 18872, 18873, 18873.3, and 18873.4, Health and Safety Code.

§ 2045. Excavation and Grading.

Except as provided in this chapter, the procedures relating to excavation, grading, and earthwork, including fills and embankments, are contained in the California Building Code, Appendix Chapter 33.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870, and 18872, Health and Safety Code.

§ 2046. Stop Order.

Whenever any work is performed in violation of the provisions of this chapter, the Health and Safety Code, or any other applicable provisions of law, the enforcement agency shall post an order to stop work on the site and provide a written notice to the person responsible for the work being performed. The work shall immediately stop until authorized to proceed by the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18866.5 and 18870, Health and Safety Code.

§ 2048. Inspections.

(a) The person to whom a construction permit is issued shall request inspection of all of the following:

- (1) any underground or enclosed work prior to covering;
- (2) permanent buildings; and
- (3) accessory buildings or structures, or building components.

(b) The required inspections shall occur at the following stages of construction, when applicable:

- (1) Form inspection: When trenching is completed and forms have been set for the foundation, including all plumbing, mechanical, and electrical installations which may be concealed beneath the foundation or slab.
- (2) Frame inspection: When all structural framing is completed, including all electrical, mechanical, and plumbing installations which are to be enclosed within the walls.

(3) Lath and/or wallboard inspection: When all lathing and/or wallboard interior and exterior is completed, but before any plaster is applied or before wallboard joints and fasteners are taped and finished.

(4) Final inspection: When the permanent building, accessory building or structure, or building component, is completed.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3, 18872, 18873.3, and 18873.4, Health and Safety Code.

§ 2050. Construction Permit Penalty.

Any person commencing construction without a valid permit shall discontinue the construction until a permit to construct is obtained, and shall pay double all fees prescribed for the permit.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18870.5, Health and Safety Code.

Article 2. General Park Requirements

§ 2100. Application and Scope.

(a) The provisions of this article shall apply to the construction, use, maintenance, and occupancy of lots within parks in all parts of the state.

(b) Existing construction and installations made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872 and 18872.2, Health and Safety Code.

§ 2102. Responsibility.

(a) The owner, operator, or the designated agent for the park shall be responsible for the safe operation and maintenance of all common areas, park-owned electrical, gas, and plumbing equipment and their installations, and all park-owned permanent buildings or structures, within the park.

(b) The owner of a unit, accessory building or structure, or building component shall be responsible for the use and maintenance of the unit, accessory building or structure, or building component and its utility connections up to the lot services in compliance with the requirements of this chapter.

(c) Any person obtaining a permit to construct shall be responsible for the construction or installation in accordance with the requirements of this chapter.

(d) The operator of a park shall not permit a unit, accessory building or structure, building component, or any park utility to be constructed, installed, used, or maintained in the park unless constructed, installed, used, and maintained in accordance with the requirements of this chapter.

(e) Procedures related to notice of violation and responsibilities to abate violations are set forth in article 10, commencing with section 2600 of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18866.2, 18866.3 and 18871.8, Health and Safety Code.

§ 2104. Lot Address Identification and Lot Line Marking.

(a) All lots shall be identified by letters, numbers, or street address numbers. The lot identification shall be in a conspicuous location facing the roadway.

(b) All lots shall be defined by permanent corner markers. Corner markers shall be visible at grade and shall be installed in a manner that does not create a hazard.

(c) Permanent corner markers shall be any of the following:

(1) Pressure-treated wood, or wood of natural resistance to decay and insects, as determined in the California Building Code, Chapter 23, section 2302, at least two (2) inches by two (2) inches in nominal dimension, driven into the ground to a depth of at least eighteen (18) inches, or six (6) inches if it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(2) Metallic pipe or rods protected from corrosion by galvanizing, paint, or a protective coating which resists corrosion, and is driven into the ground to a depth of at least eighteen (18) inches, or is driven into the ground to a depth of at least six (6) inches when it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(3) Schedule 40 or better PVC, ABS, or CPVC pipe driven into the ground to a depth of at least eighteen (18) inches, or driven into the ground to a depth of at least six (6) inches when it is surrounded by a concrete pad at least four (4) inches in diameter and at least six (6) inches in depth.

(4) Saw cuts, blade marks, or scribe marks in a concrete or asphalt curb or roadway which are different in depth and nature than expansion joints.

(5) A nail with either a metal washer or surveyor's marker, which is either driven or embedded into concrete or asphalt, curbs or streets.

(d) Lot lines shall not be created, moved, shifted, or altered without the written authorization of the registered owners of the units on the lots affected, if any, and the local planning agency. For the purpose of this subsection,

the local planning agency may issue a formal statement in writing that it is not objecting to the lot line creation, alteration, or movement.

(e) To determine the edge of a lot bordering a roadway with curbing, the lot ends at the beginning of the curbing; curbing is part of the roadway.

(f) Lot lines identifying individual lots or campsites are not required in an incidental camping area or temporary recreational vehicle park; however, the general locations where camping or parking will be permitted shall be shown on the map or plot plan of the incidental camping area or temporary recreational vehicle park.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872, 18872.1 and 18872.2, Health and Safety Code.

§ 2106. Roadways.

All roadways shall have clear and unobstructed access to a public thoroughfare, except that a roadway may have security gates, if those security gates are not in violation of local government requirements.

(a) In parks, or portions thereof, constructed prior to September 15, 1961, each unit shall have access from the lot to a roadway of not less than fifteen (15) feet in unobstructed width.

(b) In parks constructed on or after September 15, 1961, each unit shall have access from the lot to a roadway of not less than eighteen (18) feet, or a one-lane, one-way roadway not less than twelve (12) feet, in unobstructed width.

(c) No vehicle parking shall be allowed on one-way, one-lane roadways less than nineteen (19) feet in width. If vehicle parking is permitted on one side of a one-lane roadway, the roadway shall be a minimum of nineteen (19) feet in width. If vehicle parking is permitted on both sides of a one-lane roadway, the roadway shall be at least twenty-six (26) feet in width.

(d) No vehicle parking shall be allowed on two-lane, two-way roadways less than twenty-five (25) feet in width. If vehicle parking is permitted on one side of a two-way roadway, the roadway shall be a minimum of twenty-five (25) feet in width. If vehicle parking is permitted on both sides of a two-way roadway, the roadway shall be at least thirty-two (32) feet in width.

(e) Roadways designed for vehicle parking on one side shall have signs or markings prohibiting the parking of vehicles on the traffic flow side of the roadway, in order to provide a continuously open and unobstructed roadway.

(f) A two-way roadway divided into separate, adjacent, one-way traffic lanes by a curbed divider or similar obstacle shall be not less than twelve (12) feet in unobstructed width on each side of the divider.

(g) In parks which were constructed after September 23, 1974, and which contain not more than three (3) lots, each unit shall have access from the lot to a roadway that is not less than twenty (20) feet in unobstructed width.

(h) Roadways, other than those necessary for maintenance by the operator are not required in incidental or tent camp areas.

(i) Roadways required for emergency vehicles and the operation and maintenance of incidental camping areas and of tent camps shall be maintained to provide safe passage of vehicular traffic.

NOTE: Authority cited: Section 18865.3, Health and Safety Code. Reference: Section 18872.2, Health and Safety Code.

§ 2108. Park Lighting.

In every park, lighting shall be installed which is capable of providing:

(a) An average of five (5) horizontal foot candles of light at the floor level at entrances to toilet and shower buildings, laundry buildings, and recreation buildings when the buildings are in use during the hours of darkness.

(b) An average of ten (10) horizontal foot candles of light at the floor level within toilet and shower buildings, laundry buildings, and recreation buildings when the buildings are in use during the hours of darkness.

(c) An average of two-tenths (.02) horizontal foot-candles of light the full length of all roadways and walkways within a park during the hours of darkness.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.7, 18873, and 18873.2, Health and Safety Code.

§ 2110. Occupied Area.

(a) The occupied area of a lot, consisting of the unit, all accessory buildings and structures including, but not limited to awnings, stairways, ramps and storage cabinets, shall not exceed seventy-five (75) percent of the lot area.

(b) For purposes of this chapter, patios and paved or concreted areas on grade, are not included in the measurement of the occupied area.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference Sections 18872 and 18873.5, Health and Safety Code.

§ 2112. Required Toilet and Shower Facilities.

Toilets, showers, and lavatories shall be provided as follows:

(a) In parks constructed and operated exclusively for dependent units, at least one toilet, one shower, and one lavatory for each gender for each fifteen (15) dependent unit lots shall be provided.

(b) In parks constructed after July 7, 2004, and operated for dependent and independent units, at least 1 toilet, shower, and lavatory, for each gender, for each twenty-five (25) lots shall be provided, or fractional part thereof.

(c) In parks constructed on or before July 7, 2004, and operated for dependent and independent units, the following minimum ratio of toilets, showers, and lavatories for each gender shall be maintained:

Lots	Toilets	Showers	Lavatories
1-25	1	1	1
26-70	2	2	2

One additional toilet shall be provided for each gender, for each one hundred (100) additional lots, or fractional part thereof in excess of seventy (70) lots.

(1) Independent, individually enclosed, lockable facilities containing one (1) toilet and lavatory, or shower, may be designated as unisex on an equal one (1) to one (1) ratio to gender-designated facilities, as described in this section, provided the number of gender-designated facilities remain equal.

(2) Sufficient toilets shall be reserved for the exclusive use of the occupants of the lots in the park.

(3) Toilets, lavatories, and showers shall be within five hundred (500) feet of all dependent unit lots or lots not provided with a lot water service outlet and a three (3) inch lot drain inlet.

(4) Toilet, lavatory and shower facilities shall be separated and distinctly marked as either men or women, or unisex.

(5) Showers shall be provided with hot and cold running water. Each shower shall be contained within a separate compartment. Each shower compartment shall be provided with a dressing area of not less than six (6) square feet of floor area that shall have hooks for hanging clothing and a bench or chair for use by the occupant.

(6) Toilets shall be installed in separate compartments.

(7) Toilet and shower facilities are not required in tent camps but, if installed, shall comply with this section. Sanitary facilities that do not comply with this section, such as chemical toilets, may be installed if approved by the local health department.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873, 18873.1, and 18873.2, Health and Safety Code.

§ 2114. Animals.

(a) Dogs, and other domestic animals, and cats (domestic or feral) shall not be permitted to roam at large (free) in any park.

(b) Animal feces shall not be permitted to accumulate on any lot or common area in a park to the extent that they create a nuisance.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18871.6, Health and Safety Code.

§ 2116. Park and Lot Area Grading.

(a) The park area and park roadways shall be so graded that there will be no depressions in which surface water will accumulate and remain for a period of time that would constitute a health and safety violation as determined by the enforcement agency. The ground shall be sloped to provide storm drainage run-off by means of surface or subsurface drainage facility.

(b) Each lot shall be graded to prevent the migration of water to the underfloor area of a unit or accessory building or structure. Other methods to prevent the migration of water beneath a unit or accessory building or structure may be approved by the department as alternates, in accordance with section 2016 of this chapter.

(c) To provide for unanticipated water entering the area beneath a unit or accessory building or structure, that area shall be sloped to provide for drainage to an approved outside drainage way. Other positive passive drainage methods may be approved by the department as an alternate, in accordance with section 2016 of this chapter.

(d) Drainage from a lot, site, roadway, or park area shall be directed to a surface or subsurface drainage way and shall not drain onto an adjacent lot, or site.

(e) The area of the lot where the camping cabin is to be installed shall be graded to not more than a two (2) percent grade.

(f) Fills necessary to meet the grading requirements of this section shall comply with section 2045 of this chapter.

(g) Minor fills that do not exceed six (6) inches in depth that are made with a compacted class 2 aggregate, do not require additional approvals.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18863.4 and 18872, Health and Safety Code.

§ 2118. Lot Occupancy.

(a) Parks shall accommodate only recreational vehicles, tents, and camping cabins.

(b) A manufactured home or mobilehome shall not be located or installed in a park except for use by persons employed in the management or operation of the park.

(c) In no case shall a truck-mounted camper be occupied if removed from the truck.

(d) A permanent building, garage, cabana, or storage building shall not be constructed or installed on any lot in a park.

(e) Lot occupancy shall not exceed the number of persons in a camping party as defined in section 18862.7 of the Health and Safety Code.

(f) The following shall apply to lots in parks designed to accommodate recreational vehicles.

(1) Except as provided in paragraph (2) of this section, lot shall accommodate no more than:

(A) one (1) recreational vehicle and one (1) tent, or

(B) one (1) camping cabin, or

(C) two (2) tents, or

(D) one (1) manufactured home or mobilehome used in accordance with subsection (b).

(2) When used as a frequent means of transportation, a self-propelled recreational vehicle or truck mounted camper may be parked beside an occupied unit. That vehicle shall not be occupied or connected to the lot's utility facilities or interconnected with the occupied unit.

(g) The following shall apply in parks designated as incidental camping areas.

(1) An incidental camping area shall accommodate only recreational vehicles, tents, or campers furnishing their own camping equipment.

(2) A cabana, ramada, garage, or permanent building shall not be constructed, or installed, on any campsite in an incidental camping area.

(3) An incidental camping area campsite shall accommodate no more than:

(A) two (2) recreational vehicles, or

(B) one (1) camping party, or

(C) two (2) tents, or

- (D) one (1) recreational vehicle and one (1) tent, or
- (E) one (1) camping cabin.
- (h) The following shall apply in parks designated as tent camps.
 - (1) A recreational vehicle shall not be permitted to occupy a tent lot or campsite.
 - (2) Occupancy of lots or campsites is limited to one (1) camping party which may be permitted to occupy not more than two (2) tents on the lot or campsite.
 - (3) Accessory buildings or structures shall not be constructed, or installed, on any campsite or tent lot in a tent camp.
- (i) The following shall apply in parks designated as temporary recreational vehicle parks.
 - (1) A temporary recreational vehicle park shall accommodate only recreational vehicles and tents.
 - (2) Accessory buildings or structures shall not be constructed, or installed, on any lot, or campsite.
 - (3) A temporary recreational vehicle park lot shall accommodate no more than:
 - (A) two (2) recreational vehicles, or
 - (B) one (1) camping party, or
 - (C) two (2) tents, or
 - (D) one (1) tent and one (1) recreational vehicle.

NOTE: Authority cited: Section 18865, 18865.3 Health and Safety Code. Reference: Sections 18871, 18871.3, 18872, 18873, 18873.1 and 18873.5, Health and Safety Code.

§ 2120. Rubbish and Accumulation of Waste Material.

- (a) Occupants shall keep the lot area and the area under, around, or on their unit and accessory buildings or structures free from an accumulation of refuse, rubbish, paper, leaves, brush or other combustible material.
- (b) Waste paper, hay, grass, straw, weeds, litter, or combustible flammable waste, refuse, or rubbish of any kind shall not be permitted, by the park owner or operator, to remain upon any roof or on any vacant lot, open space, or common area.
- (c) The park area shall be kept clean and free from the accumulation of refuse, garbage, rubbish, excessive dust, or debris.
- (d) The park operator shall ensure that a collection system is provided and maintained, with covered containers, for the safe disposal of rubbish.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872 and 18873.5, Health and Safety Code.

§ 2122. Emergency Information.

The requirements of this section shall be printed and posted in a conspicuous place on the premises and shall contain the following information:

- (a) List the following telephone numbers:
 - (1) Fire Department
 - (2) Police Department or Sheriff's Office.
 - (3) Park Office.
 - (4) The responsible person for operation and maintenance.
 - (5) Enforcement agency.
- (b) List the following locations:
 - (1) Nearest fire alarm box, when available.
 - (2) Park location (street or highway numbers).
 - (3) Nearest public telephone.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2126. Lot Utility Location.

When utility equipment to supply electrical power, water, sewer or gas is provided to a lot, the utilities shall be located in the rear half ($\frac{1}{2}$) of the lot on the left side when facing the lot from the roadway and within four (4) feet of the side of the proposed location of the unit.

NOTE: Authority cited: Sections 18865 and 18873.3, Health and Safety Code. Reference: Section 18872, 18873.1, 18873.3, and 18873.4, Health and Safety Code.

Article 3. Electrical Requirements

§ 2130. Application and Scope.

(a) The requirements of this article shall apply to all parks, accessory buildings or structures, and units, (except within permanent buildings), in all parts of the state, to the construction, installation, alteration, repair, use, and maintenance of all electrical wiring and equipment for supplying electrical energy to all units.

(b) Existing electrical construction, connections, and installations made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

NOTE: Authority cited: Sections 18865, 18872 and 18873.3, Health and Safety Code. Reference: Sections 18872 and 18873.3, Health and Safety Code.

§ 2132. Permanent Building Electrical Regulations

Requirements for electrical equipment and installations within permanent buildings in parks are found in the California Electrical Code.

NOTE: Authority cited: Sections 18865, 18873 and 18873.3, Health and Safety Code. Reference: Section 18873.3, Health and Safety Code.

§ 2134. Basic Electrical Regulations.

(a) Except as otherwise permitted or required by this article, all electrical equipment and installations outside of permanent buildings in parks shall comply with the requirements for installations of 600 volts or less found in the California Electrical Code.

(b) All overhead electrical supply conductors and supporting structures used for supplying the park electrical system shall comply with the applicable requirements of the current California Public Utilities Commission Rules for Overhead Electrical Line Construction, General Order No. 95.

(c) All underground electric supply conductors used for supplying the park electrical system shall comply with the applicable requirements of the current California Public Utilities Commission, Rules for Underground Electrical Supply and Communications Systems, General Order No. 128.

(d) All additions or alterations to existing or new parks shall have plans submitted in compliance with section 2034 of this chapter.

(e) Except as otherwise permitted or required, all high voltage (exceeding 600 volts) electrical installations outside of permanent buildings within parks, shall comply with the applicable requirements of Title 8, California Code of Regulations, Chapter 4, Subchapter 5, Group 2, High Voltage Electrical Safety Orders.

(f) If there is any conflict between the provisions of this chapter and the California Electrical Code, the provisions of this chapter shall prevail.

Note: General Order Numbers 95 and 128 may be obtained from the California Public Utilities Commission (CPUC), Technical Library, 505 Van Ness Ave., San Francisco, CA 94102 or by calling the CPUC at (415) 703-1713. They may also be viewed on line at www.cpuc.ca.gov.

NOTE: Authority cited: Sections 18865 and 18873.3, Health and Safety Code. Reference: Sections 18872 and 18873.3, Health and Safety Code.

§ 2136. Conductors and Equipment.

(a) Six-hundred (600) volts or less. For purposes of this chapter, all electrical conductors and equipment rated at 600 volts or less, installed outside of permanent buildings in park electrical wiring systems constructed, or approved for construction, shall be listed and labeled as approved for their intended use.

(b) Greater than six-hundred (600) volts. Conductors and equipment installed in systems operated at more than 600 volts shall comply with the applicable provisions contained in the California Electrical Code, Article 490, and the High Voltage Safety Orders contained in Title 8, California Code of Regulations, Chapter 4, Subchapter 5, Group 2.

(c) A grounded neutral conductor may be a bare conductor when properly isolated from phase conductors. A bare neutral conductor, or a bare concentric stranded conductor of a cable used as a grounded neutral conductor, shall be copper when installed underground. These types of systems shall be solidly grounded.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.3, Health and Safety Code.

§ 2138. Energizing

Lot electrical equipment and installations shall not be energized until inspected and approved by the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.3, Health and Safety Code.

§ 2140. Distribution System.

(a) The park electrical wiring system shall be designed to supply adequate electrical energy to all lots and all other connected loads, as determined by this article.

(b) Electrical energy supplied to a lot and all other connected loads shall be nominal 120/240 volts, single phase.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.3, Health and Safety Code.

§ 2146. Voltage Drop.

The voltage drop shall not exceed five (5) percent on the park electrical wiring system from the park service to the most remote outlet on the system, except that taps to compensate for below normal full capacity voltage may be used on the primary side of secondary distribution transformers to correct for voltage drop on the primary feeders. The voltage of secondary systems shall not exceed a nominal 240 volts.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2148. Overcurrent Protection.

(a) Conductors shall be protected by overcurrent protective devices. A fuse or circuit breaker rating shall not be greater than the allowable ampacity of the conductors to be protected as specified in Tables 310-16 through 310-19 in the California Electrical Code, except as provided in Articles 210, 240, and 430.

(b) All electrical equipment and devices, including service equipment, transformers and receptacles, shall be protected by overcurrent protective devices rated at not more than the rating of the equipment or device, except as provided in Articles 210, 240, 430, and 450 of the California Electrical Code.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2150. Park Electrical Disconnecting Means.

(a) Each service equipment enclosure for the park shall be provided with a single main disconnect switch or circuit breaker lockable in the open position for disconnecting the electrical wiring system or systems of the park.

(b) A disconnecting means shall be provided for disconnecting each distribution transformer. When the disconnecting means is not installed immediately adjacent to the distribution transformer, it shall be identified as to its usage and shall be arranged to be locked in the open position.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2151. Lot Electrical Disconnecting Means.

A single disconnecting switch or circuit breaker shall be provided in the lot service equipment for disconnecting the power supply to the unit. The disconnecting switch, circuit breaker or its individual enclosure shall be clearly marked to identify the lot serviced.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2152. Ground-Fault Protection.

Ground-fault protection of park service equipment shall be provided for solidly grounded wye electrical services of more than 150 volts to ground, but not exceeding 600 volts phase-to-phase.

Each service disconnecting means rated 1000-amperes or more shall be performance tested when first installed, as required by the California Electrical Code, Section 230-95. The test shall be conducted in accordance with approved instructions, which shall be provided with the equipment. A written record of this test shall be made and shall be available to the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2153. Equipment Grounding.

Exposed noncurrent-carrying metal parts of fixed electrical equipment shall be grounded as required by the California Electrical Code, Article 250.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2154. Primary System Grounding- 600 Volts or Less.

(a) When the park electrical service is supplied by a grounded system operated at 600 volts or less, an equipment grounding conductor shall be run with the feeders of the park primary electrical system to all equipment supplied by the primary electrical system.

(b) Park primary electrical systems within the park operated at 600 volts or less supplied by an ungrounded system shall not be grounded.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2156. Primary System Grounding- Over 600 Volts.

(a) Park primary electrical systems within the park operated at more than 600 volts supplied by a grounded system shall be grounded at the park service.

(b) Park primary electrical systems within the park operated at more than 600 volts supplied by an ungrounded system shall not be grounded.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2158. Secondary Systems- Lot Service Equipment.

The neutral conductor of all secondary systems supplying lot service equipment shall be grounded at both the secondary system source and the lot service equipment.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.3, Health and Safety Code.

§ 2160. Secondary Systems-Other than Lot Service Equipment.

The neutral conductor of all secondary systems supplying equipment other than lot service equipment shall be grounded as required by the California Electrical Code, article 250.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2162. Grounding Connections.

System grounding conductors and equipment grounding conductors shall be connected as required by the California Electrical Code, article 250. The connection of a grounding conductor to a grounding electrode shall be exposed and readily accessible.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2163. Grounding of Units.

All exposed, noncurrent-carrying metal parts of a unit, when connected to the lot service equipment, shall be grounded by means of a grounding conductor run with the circuit conductors or in a listed power supply cord provided with an approved polarized multi-prong plug. One (1) prong of the plug shall be for the sole purpose of connecting that grounding conductor, by means of a listed and approved grounding receptacle, to the grounded terminal at the lot service. The conductor shall be insulated and identified by a green color.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871 and 18873.3, Health and Safety Code.

§ 2164. Feeder Assembly.

The neutral conductor and the equipment grounding conductor of the feeder assembly supplying service equipment shall be connected to the grounding electrode at each lot service enclosure.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.3, Health and Safety Code.

§ 2166. Grounding Conductors.

Only copper grounding conductors shall be used to connect electrical systems to a grounding electrode. Grounding conductors shall be protected from physical damage by cabinet enclosures, raceways or cable armor.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2170. Protection of Outdoor Equipment.

(a) All electrical equipment, including switches, circuit breakers, receptacles, lighting fixtures, control equipment, and metering devices located in either damp or wet locations or outside of a unit, accessory building or structure, or a building component designed as a weatherproof structure shall be constructed of, or installed in, equipment approved for damp or wet locations.

(b) Meter sockets, without meters installed, shall be blanked off with an approved blanking plate before the service is energized.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2176. Aluminum Conductors.

(a) Connections of aluminum conductors shall be made only inside boxes or equipment enclosures which are designed and installed to prevent the entry or accumulation of moisture within the enclosure.

(b) Only connectors which are listed for use with aluminum conductors shall be used to connect aluminum conductors. If more than one conductor is connected to a connector, the connector shall be provided with a terminal fitting for each conductor.

(c) Prior to inserting an aluminum conductor into the connector, the conductor from which the insulation has been removed shall be wire-brushed and sealed with an approved oxide-inhibiting joint compound.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2178. Mechanical Protection.

Where subject to physical damage from vehicular traffic or other causes, the lot service equipment shall be protected by posts, fencing or other barriers approved by the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.3, Health and Safety Code.

§ 2180. Lot Service Equipment.

(a) The rating of the overcurrent protection in the lot service equipment shall not exceed the rating of the connected feeder assembly. Lot service equipment may contain any or all of the approved receptacles conforming with section 2186 of this chapter.

(b) Lot service equipment may also contain means for supplying accessory structures or other electrical equipment located on the lot, provided the lot service equipment is designed and listed for such application.

(c) Only one (1) power supply connection shall be made to a unit.

(d) Lot service equipment may also contain additional receptacles for supplying portable electrical equipment, provided that such receptacles are listed grounding-type receptacles. All 120-volt, single-phase, 15- and 20-ampere receptacle outlets in lot service equipment shall be protected by ground-fault circuit protection. The requirement for ground-fault circuit protection shall not apply to equipment or installations constructed, installed, or approved for construction or installation prior to September 1, 1975.

(e) When an electrical meter is installed as an integral component of the lot service equipment, it shall be of a class or rating that will accurately measure all loads up to the rated ampacity of the lot service equipment.

NOTE: Authority cited: Section 18865 and 18871.10, Health and Safety Code. Reference: Sections 18871, 18871.10 and 18873.3, Health and Safety Code.

§ 2182. Installation of Lot Service Equipment.

(a) Approved lot service equipment supplied by underground feeders may be of the self-supporting type and shall be stabilized by concrete not less than three and one-half (3 ½) inches thick and surrounding the equipment base by not less than six (6) inches beyond the equipment base in all directions.

(b) Approved lot service equipment supplied by underground feeders requiring installation on a mounting post shall be securely fastened to a nominal four (4) inches by four (4) inches redwood or pressure treated post or equivalent. The post shall be installed not less than twenty-four (24) inches in the earth and stabilized by a concrete pad. The concrete pad shall be not less than three and one-half (3 ½) inches thick, surrounding the post base by not less than six (6) inches beyond the post base in all directions. The equipment shall be mounted with the bottom of the equipment not less than twelve (12) inches above the stabilizing concrete pad.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.3, Health and Safety Code.

§ 2183. Access to Electrical Equipment.

All park or lot service equipment shall be accessible by an unobstructed entrance or passageway not less than twenty-four (24) inches in width and eighty (80) inches high, and shall have a working space not less than thirty (30) inches wide and thirty-six (36) inches deep in front of and centered on the service equipment. The lot service equipment shall be located and maintained not less than twelve (12) inches nor more than eighty (80) inches above the stabilizing pad.

EXCEPTION: parks constructed prior to July 1, 1979, shall have a working space not less than thirty (30) inches wide and thirty (30) inches deep in front of and centered on the service equipment.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871 and 18873.3, Health and Safety Code.

§ 2185. Electrical Appliances and Equipment.

(a) When electrical equipment or fixed appliances are installed to serve an accessory structure, the installation shall be supplied by means of a permanent wiring method to the lot service equipment, provided the lot service equipment is designed and listed for the additional load.

(b) If the park electrical system or the feeder supplying the lot electrical service equipment does not have the ampacity to supply the equipment in addition to its connected load, a permit to construct, as required in section 2018 of this chapter, shall be obtained for alteration of the required service supply and equipment.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2186. Lot Receptacles.

(a) A receptacle used to supply electrical energy to a unit shall conform with the American National Standards Institute-National Electrical Manufacturers Association (ANSI-NEMA) Standard, WD-6, 1997 for one of the following configurations:

(1) 125/250 volts, 50-amperes, 3 pole, 4 wire, grounding type for 120/240 volt systems.

(2) 125 volts, 30-amperes, 2 pole, 3 wire, grounding type for 120 volt systems.

(3) 125 volts, 20-amperes, 2 pole, 3 wire, grounding type for supplying units having only one 15 or 20-ampere branch circuit.

(b) ANSI-NEMA Standards may be obtained on-line from www.nema.org or by calling (703) 841-3200 or by writing to NEMA, Communications Department, 1300 North 17th Street, Rosslyn, Virginia, 22209.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.3, Health and Safety Code.

§ 2188. Existing Electrical Installations.

(a) Lot service equipment shall have the capacity to supply the unit, appliance, accessory building or structure, and building component located on the lot. The park operator may prohibit the installation of a unit, appliance, accessory building or structure, or building component that exceeds the rated capacity of the lot electrical service, unless the load in the unit, appliance, accessory building or structure, or building component is reduced. If the unit or electrical appliance is allowed to be installed by the park and the connected load on the lot exceeds the rated capacity of the lot electrical service equipment, the lot electrical service equipment and feeders shall be replaced with equipment and conductors properly rated to supply the unit, appliance, or accessory building or structure. Notwithstanding the provisions of this subsection, park approval is required when an alteration or addition to the existing electrical system of the unit, appliance, accessory building or structure, or building component will exceed the rated capacity of the lot service equipment.

(b) The enforcement agency may order unsafe installations of existing electrical systems or portions thereof to be reconstructed or altered, if necessary for the protection of life and property.

(c) The use of electrical equipment and installations in existence prior to the effective date of applicable amendments to this chapter may be continued, provided such equipment and installations are maintained in safe operating condition and the calculated connected loads do not exceed the rated ampacity of such equipment and installations.

(d) Lot electrical service equipment may continue supplying accessory buildings or structures or building components or other electrical equipment located outside the unit, provided the lot electrical service has the capacity to serve them and the equipment is maintained in a safe operating condition.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871, 18871.10, 18872 and 18873.3, Health and Safety Code.

§ 2190. Authority to Order Disconnect-Electrical.

The enforcement agency is authorized to require any electrical installation or equipment found to be defective, and in such condition as to endanger life or property, to be disconnected. Installations which have been disconnected shall not be re-energized until a permit has been obtained to repair the electrical installation or equipment and the work has been inspected and approved by the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871 and 18873.3, Health and Safety Code.

Article 4. Fuel Gas Requirements

§ 2200. Application and Scope.

(a) The requirements of this article shall apply to the construction, installation, arrangement, alteration, use, maintenance, and repair of fuel gas equipment and installations for supplying fuel gas to parks, and units in all parts of the state.

(b) Existing construction, connections, and installations of fuel gas made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

NOTE: Authority cited: Sections 18865, 18872 and 18873.4, Health and Safety Code. Reference: Section 18872 and 18873.4, Health and Safety Code.

§ 2206. Federal Regulations.

A park gas piping distribution system is subject to the Pipeline Safety Law of 1994 (49 USC §1971) and regulations adopted by the Office of Pipeline Safety Operations. The applicable regulations are contained in Title 49 of the Code of Federal Regulations, Parts 191 and 192.

(a) The operator of a park gas piping system is responsible for complying with the federal regulations in addition to this chapter. A permit is not required from the enforcement agency for the installation of cathodic protection if the existing gas piping system is not otherwise altered.

This chapter does not prohibit the installation of cathodic protection systems and requirements for corrosion control of buried or submerged metallic gas piping systems required by the federal regulations in existing systems. If there is any conflict between the provisions of this chapter and the federal regulations, the provisions of the federal regulations shall prevail.

(b) Plans and specifications for the installation of a metallic gas piping system shall specify methods of protecting buried or submerged pipe from corrosion, including cathodic protection, unless it can be demonstrated that a corrosive environment does not exist in the area of installation. The design and installation of a cathodic protection system shall be carried out by, or under the direction of, a person qualified by experience and training in pipeline corrosion methods so that the cathodic protection system meets the requirements of Title 49 of the Code of Federal Regulations, Parts 191 and 192.

(1) All buried or submerged metallic gas piping shall be protected from corrosion by approved coatings or wrapping materials. All gas piping protective coatings shall be approved types, machine applied, and conform to recognized standards. Field wrapping shall provide equivalent protection and is restricted to those short sections and fittings necessarily stripped for threading or welding. Risers shall be coated or wrapped to a point at least six (6) inches above grade.

(2) All metallic gas piping systems shall be installed in accordance with plans and specifications approved by the enforcement agency, including provisions for cathodic protection. When the cathodic protection system is designed to protect only the gas piping system, the gas piping system shall be electrically isolated from all other underground metallic systems or installations. When a cathodic protection system is designed to provide all underground metallic systems and installations with protection against corrosion, all such systems and installations shall be electrically bonded together and protected as a whole.

(3) When non-metallic gas piping is installed underground, a locating tape or a number 18 AWG or larger copper tracer wire shall be installed with and attached to the underground piping for the purpose of locating the piping system. The locating tape or tracer wire shall terminate above grade at an accessible location at one or more ends of the piping system. Every portion of a plastic gas piping system consisting of metallic risers or fittings shall be cathodically protected against corrosion.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2208. Basic Fuel Gas Regulations.

(a) Except as otherwise permitted or required by this article, all fuel gas equipment and installations for supplying fuel gas to units or accessory buildings or structures, and fuel gas piping systems outside of permanent buildings in parks, shall comply with the requirements found in the California Plumbing Code, Chapter 12.

(b) The requirements for fuel gas equipment and installations within permanent buildings in parks are located in the California Mechanical Code, and the California Plumbing Code unless provided otherwise in this chapter. However, in a city, county, or city and county, which has assumed responsibility for enforcement of the Mobilehome Parks Act and Special Occupancy Parks Act, pursuant to sections 18300 and 18865 of the Health and Safety Code, and has adopted and is enforcing a plumbing and mechanical code equal to or greater than the requirements of The California Plumbing Code and California Mechanical Code, may enforce its code as it pertains to permanent buildings.

NOTE: Authority cited: Sections 18865 and 18873.4, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2210. Liquefied Petroleum Gas (LPG).

All LPG equipment and installations exceeding one hundred twenty-five (125) US gallons shall comply with the applicable provisions of the Unfired Pressure Vessel Safety Orders, California Code of Regulations, Title 8, Chapter 4, Subchapter 1, unless otherwise provided by this chapter.

NOTE: Authority cited: Sections 18865 and 18873.4, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2211. LPG Tanks.

(a) LPG tank installations in parks must conform to the provisions related to LPG tanks contained in Article 82 of the California Fire Code.

(b) Units designed and constructed with securely mounted tanks may be served by either the lot or mounted tanks, but not by both at the same time.

(c) A permit from the enforcement agency is required to install any LPG fuel tank exceeding sixty (60) U. S. gallons.

(d) LPG tanks shall be designed and constructed in accordance with nationally recognized standards for unfired pressure vessels.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2212. Prohibited Location of Tanks.

No LPG tank shall be stored or located inside of or beneath any storage cabinet, cabana, awning, carport, ramada, accessory building or structure, building component, unit, or any other structure in a park unless installed on a recreational vehicle in accordance with ANSI standard A119.2.

Exception 1: An LPG tank may be located under a ventilated snow cover. The snow cover shall not be connected to any other structure and shall not extend more than one (1) foot beyond the tank in any horizontal direction.

Exception 2: A motor-driven vehicle containing a liquefied petroleum gas system may be located beneath a carport when parked in accordance with the provisions of section 2118 of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2216. Installation.

(a) All gas piping installed below ground shall have a minimum earth cover of eighteen (18) inches and installed with at least twelve (12) inches of clearance from any other underground utility system.

(b) Gas piping shall not be installed underground beneath buildings, concrete slabs or other paved areas of a lot directly abutting the unit, or that portion of the lot reserved for the location of units, or accessory or structures, unless installed in a gastight conduit.

(1) The conduit shall be pipe approved for installation underground beneath buildings and not less than schedule 40 pipe. The interior diameter of the conduit shall be not less than one-half ($\frac{1}{2}$) inch larger than the outside diameter of the gas piping.

(2) The conduit shall extend to a point not less than twelve (12) inches beyond any area where it is required to be installed, any potential source of ignition or area of confinement, or the outside wall of a building, and the outer ends of the conduit shall not be sealed. Where one (1) end of the conduit terminates within a building, it shall be readily accessible and the space between the conduit and the gas piping shall be sealed to prevent leakage of gas into the building.

(c) A carport or awning roof may extend over an individual lot gas piping lateral and outlet riser, provided the completed installation complies with all other requirements of this chapter and the covered area is ventilated to prevent the accumulation of gas.

(d) The use of gas piping in parks constructed prior to June 25, 1976, that was originally installed under the area to be occupied by the unit or accessory building or structure, may be continued provided the piping is maintained in a safe operating condition.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2218. Park Gas System Shutoff Valve.

A readily accessible and identified shutoff valve controlling the flow of gas to the entire park-owned gas piping system shall be installed at the point of connection to the service piping or supply connection.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2220. Lot Gas Shutoff Valve.

(a) Each lot shall have a gas shutoff valve, listed for its intended use by a department-approved listing agency, installed in a readily accessible location upstream of the lot gas outlet.

(b) The valve shall be located on the lot gas riser outlet at a height of not less than six (6) inches above grade.

(c) The lot gas shutoff valve shall not be located under or within any unit, or accessory building or structure.

EXCEPTION: gas shut-off valves may be located under an awning or carport that is not enclosed complying with Article 9 of this chapter.

(d) Whenever the lot gas riser outlet is not in use, it shall be closed with an approved cap or plug to prevent accidental discharge of gas.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2222. Lot Gas Outlet.

(a) The gas riser outlet shall terminate within four (4) feet of the unit, or proposed location of the unit on the lot.

(b) Each unit connected to the gas riser outlet shall be connected by a listed flexible gas connector in accordance with section 2354 of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2226. Gas Meters.

(a) When gas meters are installed, they shall not depend on the gas riser outlet for support. Gas meters shall be adequately supported by a post and bracket or by other means approved by the enforcement agency.

(b) Meters shall not be installed beneath units, in unventilated or inaccessible locations, or closer than three (3) feet from sources of ignition. The unit electrical service equipment shall not be considered a source of ignition when not enclosed in the same compartment with a gas meter.

(c) All gas meter installations shall be provided with a shutoff valve or cock located adjacent to and on the inlet side of the meter. In the case of a single meter installation utilizing an LPG tank, the tank service valve may be used in lieu of the shutoff valve or cock.

(d) Each meter installed shall be in a readily accessible location and shall be provided with unions or other fittings so as to be easily removed and replaced while maintaining an upright position.

(e) Parks constructed after January 1, 1997, that have individual gas meters for each lot shall be served by gas distribution facilities owned, operated, and maintained by the gas corporation providing gas service in the area, in accordance with Public Utilities Code section 2791.

NOTE: Authority cited: Sections 18865 and 18873.4, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2228. Mechanical Protection.

Where subject to physical damage from vehicular traffic or other causes, all gas riser outlets, regulators, meters, valves, tanks, or other exposed equipment shall be protected by posts, fencing, or other barriers approved by the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2229. Regulator and Relief Vents.

Atmospherically controlled regulators shall be installed in such a manner that moisture cannot enter the regulator vent and accumulate above the diaphragm. Where the regulator vent may be obstructed because of snow or icing conditions, a shield, hood, or other device approved by the enforcement agency shall be provided to guard against closing the vent opening.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2230. Required Gas Supply.

(a) The minimum hourly volume of gas required at each lot outlet, or any section of a park gas piping system shall be calculated as shown in Table 2230-1.

(b) Required gas supply for other fuel gas consuming appliances connected to the park gas piping system shall be calculated as provided in the California Plumbing Code, Chapter 12.

TABLE 2230-1	
Demand Factors for Use in Calculating Gas Piping Systems in Parks	
Number of Lots	BTU Per Hours Per Lot
1	125,000
2	117,000
3	104,000
4	96,000
5	92,000
6	87,000
7	83,000
8	81,000
9	79,000
10	77,000
11-20	66,000
21-30	62,000
31-40	58,000
41-60	55,000
Over 60	50,000

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2232. Gas Pipe Size.

The size of each section of a gas piping system shall be calculated as provided in the California Plumbing Code, Chapter 12 or by other standard engineering methods acceptable to the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.4, Health and Safety Code.

§ 2236. Authority to Order Disconnect of Fuel Gas Equipment.

(a) The enforcement agency shall require the gas utility or person supplying gas to a park to disconnect any gas piping or equipment found to be defective and in such condition as to endanger life or property.

(b) Gas piping or equipment which has been ordered disconnected by the enforcement agency shall not be reconnected to a gas supply until a permit has been obtained to repair, alter or reconstruct the gas piping and the work has been inspected and approved by the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871 and 18873.4, Health and Safety Code.

Article 5. Plumbing Requirements

§ 2240. Application and Scope.

(a) The requirements of this article shall apply to the construction, installation, arrangement, alteration, use, maintenance, and repair of all plumbing equipment and installations to supply water to, and dispose of sewage from, units, accessory buildings or structures and permanent buildings in all parts of the state.

(b) Existing plumbing construction, connections, and installations made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

NOTE: Authority cited: Sections 18865, 18871.4, 18872 and 18873.1, Health and Safety Code. Reference: Section 18871.4, 18872 and 18873.1, Health and Safety Code.

§ 2246. Basic Plumbing Regulations.

(a) Except as otherwise permitted or required by this article, all requirements for plumbing equipment and installations outside of permanent buildings in parks shall comply with the California Plumbing Code, with the exception of Chapter 1.

If there is any conflict between the provisions of this chapter and the California Plumbing Code, the provisions of this chapter shall prevail.

(b) All requirements for plumbing equipment and installations within permanent buildings in parks shall comply with the California Plumbing Code, except in a city, county, or city and county, which has assumed enforcement responsibility and has adopted, and is enforcing, a plumbing code equal to or greater than the requirements of this article.

NOTE: Authority cited: Sections 18865 and 18873.1, Health and Safety Code. Reference: Section 18865 and 18873.1, Health and Safety Code.

§ 2248. Sewage Disposal.

(a) All park drainage systems shall discharge into a public sewer or a private sewage disposal system approved by the local health department.

(b) Septic tanks shall not be located within five (5) feet of any unit, accessory building or structure, or permanent building. Leach or disposal fields shall not be located within eight (8) feet of any unit, accessory building or structure, or permanent building.

(c) Recreational vehicle drain outlets shall discharge into the park drainage system, or a closed, vented container approved by the local health department.

(d) Recreational vehicles occupying lots without drain inlets, or approved containers, shall have the drain outlets of the vehicles capped with a gas-tight cover.

(e) Any alternative means of sewage removal and disposal in a park shall be approved by the local health department.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.4 and 18873.1, Health and Safety Code.

§ 2252. Installation.

Listed nonmetallic pipe and fittings installed in park drainage systems shall be installed in accordance with their listing and applicable standards. When installed under roadways, minimum depth of cover for nonmetallic drain pipe shall be thirty-six (36) inches. The pipe shall be bedded on a minimum of three (3) inches of clean sand and shall be backfilled with a minimum cover depth of six (6) inches of clean sand, granulated earth or similar material. The trench shall then be backfilled in thin layers to a minimum of twelve (12) inches above the top of the nonmetallic pipe with clean earth, which shall not contain stones, boulders or other materials, which would damage or break the pipe.

NOTE: Authority cited: Sections 18865 and 18873.1, Health and Safety Code. Reference: Sections 18872 and 18873.1, Health and Safety Code.

§ 2254. Drain Inlet.

(a) On lots provided with a drain inlet for a unit, the drain inlet shall be not less than three (3) inches in diameter and shall be connected to an approved sewage disposal system.

(b) When drain inlets are provided, they shall accommodate a threaded or clamp-type fitting for connecting drain connectors at proper grade. The drain inlet shall be accessible at ground level. The vertical riser of a drain inlet shall not exceed three (3) inches in height above the concrete supporting slab. Drain inlets shall be gas-tight when not in use.

(c) Each drain inlet shall be protected from movement by being encased in a concrete slab not less than three and one-half (3½) inches thick and which surrounds the inlet by not less than six (6) inches on any side.

(d) In parks constructed after July 7, 2004 that contain lot drain inlets, the opening of the drain inlet shall not extend above the surrounding concrete. The surface of the concrete surrounding the drain inlet shall be smooth finished concrete and shall slope a minimum of one-quarter (¼) inch per foot from the outer edge to the inner edge of the drain inlet.

(e) Drain inlets and extensions to grade shall be of material approved for underground use.

(f) The lot drain inlet shall be located within four (4) feet of the outside of the unit.

NOTE: Authority cited: Sections 18865, and 18873.1, Health and Safety Code. Reference: Section 18873.1, Health and Safety Code.

§ 2258. Trap.

(a) A lot drain inlet shall be provided with a trap except where:

(1) a recreational vehicle manufactured prior to January 1, 1999, is bearing an insignia of approval issued by the department, or

(2) a recreational vehicle manufactured on or after January 1, 1999, bearing a label or insignia indicating that the recreational vehicles manufacturer's construction and designs comply with either the American National Standards Institute (ANSI) Standard on recreational vehicles, A119.2, or the ANSI Standard on recreational vehicle park trailers, A119.5, is connected to the lot drain inlet.

(b) The park operator shall obtain the necessary permits from the enforcement agency and shall install the required trap and vent on the lot drain inlet for all lots designed for accommodating vehicles not bearing a department insignia of approval or evidence of compliance with applicable ANSI standards.

(c) When a unit is installed, or proposed to be installed and its plumbing fixtures are not protected by approved traps and vents, a lot drain inlet shall be provided with an approved trap.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.1, Health and Safety Code.

§ 2260. Venting.

Where a drain inlet trap is provided, it shall be individually vented with a vent pipe of not less than two (2) inches interior diameter unless the system is a wet vented system as provided in section 2264 of this article.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.1, Health and Safety Code.

§ 2262. Vent Location and Support.

All vent pipes in outdoor locations shall be located at least ten (10) feet from an adjoining property line and shall extend at least ten (10) feet above ground level. All vent pipes shall be supported by at least the equivalent of a four (4) inch by four (4) inch nominal dimension redwood post securely anchored in the ground. One-piece galvanized iron vent pipes may be self-supporting if securely anchored at their base in concrete at least, twelve (12) inches in depth and extending a minimum four (4) inches out from the pipe.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.1, Health and Safety Code.

§ 2264. Wet Vented Systems.

(a) In lieu of the individual vents, the park drainage system may be wet vented by means of a combination drain, waste, and vent system. Wet vented systems in which the trap for one or more lots is not individually vented shall be of sufficient size and provided with an adequate vent or vents to assure free circulation of air. Wet vented drainage systems may be permitted only when each such system conforms to Table 2268-1 and Table 2268-2 and all of the following requirements for such systems:

(b) A wet vented drainage system shall have a terminal vent installed not more than fifteen (15) feet downstream from the uppermost trap on any branch line and shall be relief vented at intervals of not more than one hundred (100) feet or portion thereof.

(c) Wet vented drainage laterals shall be not more than six (6) feet in length for three (3) inch diameter pipe and not more than fifteen (15) feet in length for four (4) inch diameter pipe.

(d) No vertical drain pipe shall be permitted in any wet vented drainage system, except the tail pipe of the trap or riser of the drain inlet. Tail pipes shall be as short as possible, and in no case shall exceed two (2) feet in length.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.1, Health and Safety Code.

§ 2266. Systems Without Traps.

Terminal or relief vents are not required for drainage systems without traps.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.1, Health and Safety Code.

§ 2268. Pipe Size.

(a) Each lot drain inlet shall be assigned a waste loading value of six (6) fixture units and each park drainage system shall be sized according to Table 2268-1 or as provided herein. Drainage laterals shall be not less than three (3) inches in diameter.

(b) A park drainage system in which the grade, slope, or sizing of drainage pipe does not meet the minimums specified in Tables 2268-1 or 2268-2 shall be designed by a registered engineer for a minimum velocity flow of two (2) feet per second.

(c) Park drainage systems installed without P-traps or vents may be sized for individually vented systems in accordance with Table 2268-1 for individually vented systems.

(d) A park drainage system which exceeds the fixture unit loading of Table 2268-1 shall be designed by a registered engineer.

TABLE 2268-1			
Drainage Pipe Diameter and Number of Fixture Units on Drainage System			
Size of Drainage Pipe (Inches)	Maximum No. of Fixture Units Individually Vented System	Maximum No. of Fixture Units Wet Vented System	Terminal & Relief Vent Wet Vented System (Inches)
3	35	14	2
4	180	35	3
5	356	180	4
6	600	356	4

TABLE 2268-2			
Minimum Grade and Slope of Drainage Pipe			
Pipe Size (inches)	Slope per 100 ft. (inches)	Pipe Size (inches)	Slope per 100 ft. (inches)
2	25	6	8
3	20	8	4
4	15	10	3 ½
5	11	12	3

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.1, Health and Safety Code.

§ 2269. Recreational Vehicle Sanitation Stations.

- (a) Recreational vehicle sanitation stations shall be provided in an accessible location.
- (b) One recreational vehicle sanitation station shall be provided for each one hundred (100) lots or portion thereof not provided with three (3) inch drain inlets.
- (c) Recreational vehicle sanitation stations are not required in tent camps, incidental camping areas, or dry camps, but if provided, they shall comply with the requirements of this Article.

NOTE: Authority cited: Section 18865.1, Health and Safety Code. Reference: Sections 18865.1, 18871.3, 18871.4 and 18873.1, Health and Safety Code.

§ 2270. Sanitation Station Specifications.

- (a) Each recreational vehicle sanitation station shall be provided with a drain inlet not less than four (4) inches in diameter, discharging into a trap not more than twenty-four (24) inches below the drain inlet. The drain inlet shall be equipped with a hinged cover, which shall effectively close the drain inlet when not in use.
- (b) Each drain inlet shall discharge into a drainage lateral not less than four (4) inches in diameter connected to a public sewer or private sewage disposal system.
- (c) The drain inlet of each recreational vehicle sanitation station shall be set in a concrete drain receptor not less than three and one-half (3 ½) inches in thickness and not less than two (2) feet horizontally from the drain inlet to the inside of the surrounding curb. The surrounding curb shall be at least four (4) inches wide and two (2) inches above the floor of the receptor. The inside surface of the drain receptor shall be smooth finished concrete and shall slope a minimum of one-quarter (¼) inch per foot from the bottom of the curb to the lip of the drain inlet.
- (d) A three-quarter (¾) inch water hose connection shall be installed at each recreational vehicle sanitation station to allow connection of a hose for wash-down operation. A listed and approved backflow preventing vacuum breaker shall be permanently installed in the water service pipe at least six (6) inches above the highest point of usage. Provisions shall be made to store the wash-down hose off the ground.
- (e) A sign providing operating instructions shall be posted at all recreational vehicle sanitation stations.

NOTE: Authority cited: Section 18865.1, Health and Safety Code. Reference: Sections 18865.1, 18871.3, 18871.4 and 18873.1, Health and Safety Code.

§ 2272. Sanitation Station Warning Sign.

(a) A warning sign shall be located immediately adjacent to the hose connection of the recreational vehicle sanitation station and shall read:

DANGER, UNSAFE WATER
Use this hose to flush holding tank and drain receptor **ONLY.**

(b) The warning sign shall be not less than eighteen (18) inches by twenty-four (24) inches and lettered in minimum size of not less than one (1) inch lettering in a color contrasting with the background.

NOTE: Authority cited: Section 18865.1, Health and Safety Code. Reference: Sections 18865.1, 18871.3, 18871.4 and 18873.1, Health and Safety Code.

§ 2274. Lot Water Service Outlet.

(a) Each lot provided with a lot drain inlet shall be provided with a lot water service outlet delivering safe, pure, and potable water. The lot water service outlet riser shall be not less than three-quarter ($\frac{3}{4}$) inch nominal pipe size. Lots may be provided with a lot water service outlet where no lot drain inlet has been installed.

(b) Each lot water service outlet shall be provided with an accessible water outlet designed for connecting a three-quarter ($\frac{3}{4}$) inch female swivel hose connection for emergency use, in addition to the unit water connection.

(c) Where lot water service outlets are not provided, water pipe risers shall be installed throughout the park area for the supply of potable water and fire suppression. Gravel, crushed rock, or other approved material shall be provided at the base of each water pipe riser as necessary to prevent the accumulation of standing water or muddy conditions. Water pipe risers shall be installed within one hundred (100) feet of all lots not provided with lot water service outlets.

(d) Potable water need not be supplied in an incidental camping area if it is designated as a “dry camp” and occupants are so notified by the operator. If water is supplied, it shall be safe, pure, and potable and adequate for all the requirements of the incidental camping area.

NOTE: Authority cited: Section 18865.1, Health and Safety Code. Reference: Sections 18870.1 and 18873.1, Health and Safety Code.

§ 2278. Water Pipe Size.

(a) The quantity of water required to be supplied to each lot provided with a drain inlet shall be as required for six (6) fixture units.

(b) Park water distribution systems shall be designed and installed as set forth in the California Plumbing Code, Chapter 6, and Appendix A.

NOTE: Authority cited: Sections 18865 and 18873.1, Health and Safety Code. Reference: Section 18873.1, Health and Safety Code.

§ 2280. Mechanical Protection.

Where subject to physical damage, all park water service outlets shall be protected by posts, fencing, or other barriers approved by the enforcement agency.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.1, Health and Safety Code.

§ 2284. Water Conditioning Equipment.

(a) A permit shall be obtained from the enforcement agency prior to installing any regenerating water conditioning equipment on a lot. Approval of the park operator is required on all applications for a permit to install such equipment. Where the water conditioning equipment is of the regenerating type, and the park drainage

system discharges into a public sewer, approval of the sanitary district or agency having jurisdiction over the public sewer is required prior to issuance of the permit.

(b) Regenerating water conditioning equipment shall be listed and labeled by an approved listing agency.

(c) Regenerating units shall discharge the effluent of regeneration into a trap not less than one and one-half (1½) inches in diameter connected to the park drainage system. An approved air gap shall be installed on the discharge line a minimum of twelve (12) inches above the ground. The trap need not be vented.

(d) Electrical supply connections to regenerating water conditioning equipment shall comply with the requirements of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873.1 and 18873.3, Health and Safety Code.

Article 6. Fire Protection Standards for Parks

§ 2300. Application and Scope.

(a) For parks with a permit to construct dated on or after July 7, 2004, fire protection equipment meeting the requirements of the National Fire Protection Association (N.F.P.A.) Standard No. 24, 1995 Edition, which is hereby incorporated by reference, shall be installed and maintained in every park consisting of fifteen (15) or more lots, or parks enlarged to consist of fifteen (15) or more lots. Installation of fire protection equipment is required only for the new lots added.

(b) For parks with a permit to construct dated between September 1, 1968, and July 7, 2004, fire protection equipment meeting the requirements of the National Fire Protection Association (N.F.P.A.) Standard No. 24, 1977 Edition, which is hereby incorporated by reference, shall be maintained in every park consisting of fifteen (15) or more lots.

(c) Testing of Private Fire Hydrants. Park owners and operators shall be responsible for the operation and water flow requirements of all private fire hydrants installed in any park, regardless of its age or number of lots in the park, and responsible for compliance with other applicable provisions of this article.

(d) Reciprocity of Enforcement Agencies. The provisions of section 2302 and sections 2316 through 2318 of this article, do not create any obligation for the enforcement agency to report violations to a fire agency, or for the fire agency to report violations to the enforcement agency. However, this subsection does not preclude either enforcement agencies or fire agencies from sharing information related to fire prevention or suppression in parks.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2302. Local Fire Prevention Code Enforcement.

(a) When the department is the enforcement agency, a fire agency, as defined in this chapter, may elect to assume responsibility to enforce its fire prevention code in parks, within its jurisdictional boundaries, by providing the department with a written thirty (30) day notice pursuant to Health and Safety Code section 18873.5 (d).

(b) The written notice assuming enforcement responsibilities for fire prevention shall clearly identify the geographical boundaries of the jurisdiction of the fire agency and include the name and address of each park located within these geographical boundaries.

(c) The fire agency that has assumed responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries pursuant to this article, shall do all of the following:

(1) Enforce its fire prevention code as it applies to each of the following areas: fire hydrant systems, water supply, fire equipment access, posting of fire equipment access, parking, lot identification, weed abatement, debris abatement, combustible storage abatement and burglar bars.

(2) Apply its fire prevention code provisions only to conditions:

(A) that arise after the adoption of its fire prevention code;

(B) not legally in existence at the adoption of its fire prevention code; or

(C) that, in the opinion of the fire chief, constitute a distinct hazard to life or property.

(3) Upon assuming responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries, the fire agency shall notify all park operators within thirty (30) days of the assumption of enforcement responsibility.

(A) This notification shall include identification of the specific applicable codes that will be enforced, where copies of the identified codes may be obtained, and the scope and proposed time frame of any established or proposed inspection program.

(B) The park operator shall post a copy of the notification in the park as near as possible to the location where the annual permit to operate is posted in order to advise the occupants of the park of the change in enforcement jurisdiction.

(d) A fire agency that has assumed responsibility for enforcement of its fire prevention code, pursuant to this article and Section 18873.5 of the Health and Safety Code, shall also be deemed to have assumed fire prevention enforcement responsibility within its jurisdictional boundaries for all mobilehome parks, as set forth in Title 25,

California Code of Regulations, commencing with Section 1300 and Section 18691 of the Health and Safety Code,

(e) If a fire agency, that has assumed responsibility to enforce its fire prevention code in parks within its jurisdictional boundaries, decides to cancel its responsibility, it shall provide the following:

(1) A written notice to the department not less than thirty (30) days prior to the proposed cancellation date.

(2) A written cancellation notice clearly identifying the geographical boundaries of the jurisdiction, for which the fire agency is returning enforcement, and includes the name and address of each park located within these geographical boundaries.

(3) A written notification to all park operators within its jurisdictional boundaries of the cancellation of enforcement responsibility prior to the date of cancellation of enforcement responsibility. The notice shall contain the date of transfer for enforcement responsibility and a statement to the park operator to post the notice.

(A) The park operator shall post a copy of the notification in the park as near as possible to the location where the annual permit to operate is posted in order to advise the occupants of the park of the change in enforcement jurisdiction.

(4) Transfer all park records to the department on or before the effective date of the transfer of enforcement responsibility.

(f) A fire agency canceling its responsibility for enforcement of its fire prevention code, according to this article and Section 18873.5 of the Health and Safety Code, shall also be deemed to have canceled its fire prevention enforcement responsibility, within its jurisdictional boundaries, for all mobilehome parks, as set forth in Title 25, California Code of Regulations, commencing with Section 1300 and Section 18691 of the Health and Safety Code.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18865 and 18873.5, Health and Safety Code.

§ 2304. Local Regulations.

(a) The provisions of this article are not applicable in parks located within a city, county, or city and county that is the enforcement agency and has adopted and is enforcing a fire prevention code imposing restrictions equal to or greater than the restrictions imposed by this article.

(b) Any reporting requirements imposed by the local agency fire prevention code shall be in addition to, and shall not replace, the reporting requirements of this article.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18865 and 18873.5, Health and Safety Code.

§ 2305. Fire Fighting Instructions.

In areas where fire department services are not available the park operator shall be responsible for the instruction of park staff in the use of private park fire protection equipment and their specific duties in the event of fire.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2306. Permits Required.

No person shall construct, reconstruct, modify, or alter any installations relating to fire protection equipment within a park unless a written permit has been obtained from the enforcement agency with written evidence of approval from the fire agency responsible for fire suppression in the park.

Note: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18870, Health and Safety Code.

§ 2308. Lot Installations.

In addition to the water connection to the unit, each lot constructed shall have installed an accessible three-quarter ($\frac{3}{4}$) inch valved water outlet with an approved vacuum breaker installed, designed for connecting a three-quarter ($\frac{3}{4}$) inch female swivel hose connection for fire suppression use.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2310. Alternate Systems.

Where the required water supply is inadequate to comply with the provisions of this article and either outside protection, or local conditions justify reducing this requirement, other hydrant systems may be installed provided the alternate system is approved by the fire agency responsible for fire suppression in the park and by the enforcement agency.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2312. Private Systems.

In areas where fire department services are not available, as determined by the enforcement agency, a private fire protection system shall be installed and maintained consisting of hydrant or wet standpipe risers connected to the park water main or a separate system capable of delivering seventy-five (75) gallons per minute at thirty (30) pounds per square inch (psi) with at least two lines open, in addition to the normal requirements of the park, and with the hydrants or wet standpipes located within seventy-five (75) feet of each lot. Each hydrant or wet standpipe shall be provided with an approved one and one-half ($1\frac{1}{2}$) inch hose valve and connection with one (1) one and one-half ($1\frac{1}{2}$) inch national standard male outlet and shall have connected thereto a minimum of seventy-five (75) feet of one and one-half ($1\frac{1}{2}$) inch cotton or dacron jacketed rubber lined fire hose with an approved cone type nozzle with a minimum one-half ($\frac{1}{2}$) inch orifice. The fire hose shall be mounted on an approved hose rack or reel enclosed in a weather resistant cabinet which shall be painted red and marked "FIRE HOSE" in four (4) inch letters of contrasting color.

NOTE: Authority cited: Sections 18865, 18872, and 18873.5, Health and Safety Code. Reference: Sections 18872 and 18873.5, Health and Safety Code.

§ 2314. Care of Equipment.

All fire protection and suppression equipment shall be protected against freezing in any areas subject to freezing.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2316. Private Fire Hydrant Operation and Water Flow Requirements.

(a) Private fire hydrants, as defined in this article, shall meet the operational requirements as prescribed in subsection (b) of this section, and meet the water flow standards prescribed by subsection (c) of this section.

(b) Operation. Private fire hydrants shall have at least the following characteristics in order to be considered operational for the purposes of this article:

- (1) valves that operate freely and are properly lubricated;
- (2) threads and caps that are undamaged;
- (3) reasonable protection from vehicular damage;
- (4) outlets on hydrants are fourteen (14) inches to twenty-four (24) inches above grade. Standpipes outlets need not be a specific height, but must be readily accessible.
- (5) Thirty-six (36) inches of unobstructed access around the hydrants;
- (6) locators or markings to clearly identify their location; and
- (7) each one and one-half ($1\frac{1}{2}$) inch hydrant meets the requirements for hoses, locations, storage and storage cabinet marking as defined in section 2312 of this article.

(c) Water Flow. Private fire hydrants, as defined in this article, shall have water flow not less than any one of the following:

- (1) Five hundred (500) gallons per minute with a minimum residual pressure of twenty (20) psi for a fire hydrant with a four (4) inch or larger barrel or riser, or
- (2) Two hundred-fifty (250) gallons per minute with a minimum residual pressure of twenty (20) psi for a fire hydrant with a two and one-half (2½) inch barrel or riser, or
- (3) Seventy-five (75) gallons per minute with a minimum residual pressure of thirty (30) psi for a fire hydrant with a one and one-half (1½) inch outlet with an approved one and one-half (1½) inch hose as required in section 2312.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2317. Private Fire Hydrant Test and Certification.

(a) Verification of Private Fire Hydrant Test and Certification. The Private Fire Hydrant Test and Certification Report, a form defined in section 2002 of this chapter, shall be used to verify that private fire hydrants have been tested and certified for operation and water flow. All park operators shall submit the form, including parks that qualify for testing exceptions, to the enforcement agency for the park.

(b)(1) The test results reported on the designated form, shall be certified by one of the following:

- (A) the fire agency responsible for fire suppression in the park,
- (B) a local water supplier,
- (C) a licensed C-16 fire protection contractor, or
- (D) a licensed Fire Protection Engineer.

(2) In order to certify the test results reported on the form, the fire agency responsible for fire suppression in the park, local water supplier, licensed C-16 fire protection contractor, or licensed Fire Protection Engineer shall witness the test. The fire agency responsible for fire suppression in the park, local water supplier, licensed C-16 fire protection contractor, or licensed Fire Protection Engineer, may also perform the test.

(c) Annual Test and Certification of Operation. Beginning with the renewal of the park permit to operate for the year 2003, private fire hydrants shall be tested and certified annually in order to determine that they are operational as specified in subsection 2316(b) of this article. Verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park, as required in section 2319 of this article.

(d) Five (5) Year Test and Certification of Water Flow.

(1) Private fire hydrants shall be tested and certified at least once every five (5) years for minimum water flow as prescribed in section 2316 of this article, and verification shall be submitted to the enforcement agency and to the fire agency responsible for fire suppression in the park as required in section 2319 of this article.

(2) Parks existing prior to December 31, 2002, shall submit verification of their five-year test and certification for minimum water flow beginning with the permit to operate renewal year 2008, after the initial water flow test has been completed.

(3) The five-year test and certification of the required water flow shall be conducted during the twelve (12) months prior to the renewal of each fifth year park permit to operate. The previous five-year renewal for the prior permit to operate must have complied with the required water flow standards set forth in section 2316 of this article.

(4) Testing for the required water flow shall be conducted in such a manner as to ensure there is no pollution of the storm drain system or any other water or drainage systems within, or serving, the park, and no damage to structures or improvements within or outside of the park.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2318. Private Fire Hydrants With Violations.

(a) Correction of Violation. If, at any time, a test undertaken pursuant to this article, or any other test or event, indicates that a private fire hydrant is in violation of any provision of section 2316, within sixty (60) days of the date of the event or the test of the private fire hydrant, the park operator shall obtain a permit to construct from the park enforcement agency, and shall promptly begin and maintain activity to ensure the private fire hydrant meets the minimum requirements of this article. This timeframe may be extended for extenuating circumstances subject to approval by the enforcement agency.

(b) Approval to Use Existing Private Fire Hydrant. Where the water flow test of a private fire hydrant reveals a water flow less than that specified in subsection 2316(c) of this article, and it is determined that the private fire hydrant cannot be repaired to meet the water flow requirement, the park operator may request approval from the fire agency responsible for fire suppression in that park to continue using the existing private fire hydrant. Approval to use the existing private fire hydrant may be granted by an authorized agent for the fire agency responsible for fire suppression in the park, by signing Part VI on the form prescribed in subsection 2317(a).

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

§ 2319. Private Fire Hydrant Compliance For Park Operation.

(a) Permits to operate shall not be issued for parks with private fire hydrants that do not meet the requirements of this article.

(b) When applying for or renewing a permit to operate, the park operator shall submit the original form prescribed in subsection 2317(a) to the enforcement agency, as defined in this article, and a copy forwarded to the fire agency responsible for fire suppression in the park.

(c) Provided a park meets all other requirements for obtaining or renewing a permit to operate, a permit to operate may be issued to a park where the form prescribed in subsection 2317(a), has been submitted to the enforcement agency and one of the following options exists:

(1) the form shows no violations;

(2) the water flow test reveals a water flow less than that specified in subsection 2316(c) of this article, and the park operator has obtained a waiver allowing continued use of the existing private fire hydrant from the fire agency responsible for fire suppression in that park, pursuant to subsection 2318(b);

(3) a construction permit has been obtained and activity maintained to ensure the private fire hydrant meets the minimum requirements of this article; or

(4) all violations of section 2316 are corrected, and a revised or final form as prescribed in section 2317(a), verifying the correction, has been submitted to the enforcement agency.

(d) Refusal to issue a permit to operate pursuant to this subsection shall not preclude a park enforcement agency from pursuing other enforcement remedies as provided by law, or the fire agency from pursuing enforcement remedies provided by applicable laws or ordinances.

(e) The enforcement agency shall maintain, for a minimum of six (6) years, all copies of the form prescribed in subsection 2317(a), which shall be available for review by the department.

NOTE: Authority cited: Sections 18865 and 18873.5, Health and Safety Code. Reference: Section 18873.5, Health and Safety Code.

Article 7. Installations and Facilities

§ 2320. Application and Scope.

(a) When an MH-unit or commercial modular is installed in a special occupancy park pursuant to section 2118(b), the installation shall comply with Chapter 2 of this Division.

(b) Existing construction, connections, and installations of units, made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Section 18613, Health and Safety Code.

§ 2322. Removal of Vehicle Towing Hitch and Wheels.

A recreational vehicle towing hitch shall not be removed from the vehicle unless it is designed to be removed and reinstalled. When the hitch has been removed from a unit, it shall be readily available for reinstallation. The wheels, vehicle axles, and their assemblies shall not be removed.

NOTE: Authority cited: Section 18865.1, Health and Safety Code. Reference: Section 18871.10, Health and Safety Code.

§ 2324. Installation Permits.

(a) A permit shall be obtained from the enforcement agency each time a camping cabin is to be located or installed on any site in a park.

(b) A permit shall not be required for locating or installing a recreational vehicle on a lot.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18870, Health and Safety Code.

§ 2327. Camping Cabins.

(a) Camping cabin design, construction and installation shall comply with the requirements specified in sections 18862.5 and 18871.11 of the Health and Safety Code.

(b) Camping cabins shall meet the roof live load requirements for accessory structures in accordance with section 2433 of this chapter.

(c) All sleeping rooms shall have smoke alarms installed in accordance with Section 310.9 of the California Building Code. Alarms may be battery powered only when electrical service is not supplied to the cabin.

(d) Camping cabins shall not exceed four hundred (400) square feet as measured by the camping cabin's footprint, to include built-in porches or stairways contained within the original cabin footprint.

(e) When a camping cabin is required to meet accessibility requirements, it shall comply with the requirements specified in Chapter 11B of the California Building Code for parking, path of travel and access up to the camping cabin.

(f) A camping cabin shall be readily relocatable.

(g) Accessory structures for camping cabins shall comply with provisions of section 2422 of this chapter.

(h) Fuel burning heating or cooking appliances shall not be operated in a camping cabin.

(i) No plumbing of any kind shall be installed in a camping cabin.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18862.5 and 18871.11, Health and Safety Code.

§ 2328. Utility Facilities.

When utilities are supplied to a lot or site in a park, all connections to those utilities shall comply with the requirements of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18872, 18873.1, 18873.3 and 18873.4, Health and Safety Code.

§ 2330. Unit Separation and Setback Requirements Within Parks.

(a) In parks, or portions of parks, units shall not be located closer than six (6) feet from any permanent building or another unit.

(b) A unit shall be located a minimum of three (3) feet from all lot lines. However, a three (3) foot setback is not required from a lot line bordering a roadway when the roadway is located within the park.

(c) When a unit has projections, including eave overhangs, a minimum six (6) foot separation shall be maintained between the edge of any projection or eave overhang and an adjacent, unit, permanent building, combustible accessory building or structure and its projection, or eave overhang. A minimum of three (3) feet shall be maintained from the unit's projection or eave overhang and the adjacent lot line or property line not bordering a roadway. Projections or eave overhangs shall not extend beyond a lot line bordering a roadway.

(d) Lot lines shall be identified as prescribed by section 2104.

(e) Setback and separation requirements for accessory structures or buildings or building components installed prior to the effective date of this chapter, are contained in section 2428 of article 9.

NOTE: Authority cited: Sections 18865 and 18872, Health and Safety Code. Reference: Sections 18865, 18872 and 18873.5, Health and Safety Code.

§ 2333. Foundations.

A recreational vehicle or camping cabin shall not be permanently affixed to a lot or installed on a foundation system.

NOTE: Authority cited: Section 18865.1, Health and Safety Code. Reference: Sections 18871 and 18871.10, Health and Safety Code.

§ 2334. Accessory Structure Support Piers and Footings.

(a) Load bearing piers shall be constructed of rust resistant materials or treated to resist rust and designed and constructed in accordance with the design requirements of California Building Code , Part 2, Chapters 16, 19, 21, 22 and 23. The required load bearing capacity of individual support piers and their footings shall be calculated at not less than a combined live and dead load of seventy-five (75) psf, based on roof live and dead load of twenty-five (25) psf and floor live and dead load of fifty (50) psf of the accessory structure.

(b) Load bearing piers, other than concrete block piers, shall be tested to determine the safe operating load. The tests shall be conducted by testing agencies approved by the department. Testing agencies shall provide a pier testing report to the department upon completion, regardless of the testing results. A unique number provided by the testing agency shall identify each test report. The following testing procedures shall be used:

(1) A compression test shall be performed on three (3) piers of the same height and construction, selected randomly at the pier manufacturing facility by a representative of the testing agency.

(A) The compression test shall be performed on piers with all required design assemblies installed, such as adjustable tops, clamps, securement devices or similar assemblies.

(B) The selected piers shall be subjected to the compression test with each pier, fully assembled as will be installed, placed squarely on a firm base, and tested to its failure point. The compression test shall be measured in psf. Support pier failure will be established when the support bends, cracks, buckles or deflects to an unsafe level as determined by the approved testing agency.

(C) The safe operating load of a support pier is one-third (1/3) the average of the three (3) failure tests.

(2) When piers differ in height or construction, design tests and evaluations must be performed on each type of pier.

(c) Tested load bearing piers, other than concrete block piers, shall be listed and labeled as follows:

(1) Listing of piers shall be conducted by listing agencies approved by the department.

(A) The listing agency shall conduct manufacturer facility audits and prepare finding reports not less than once per year. The audit report will include, at a minimum:

(i) the review of pier construction for compliance with manufactured designs as approved by the testing agency,

- (ii) the materials used in its construction including type, size, and weight,
- (iii) the manufacturer's quality control program, if applicable, and
- (iv) the label application and label control process.

(B) The listing agency shall provide an annual report of its approval and audit findings.

(2) Pier supports shall display a legible permanent label of approval, visible when the pier support is installed.

The label shall contain the following information:

- (A) Manufacturer's name,
- (B) Listing agency name,
- (C) Listing number issued by the listing agency,
- (D) Testing agency's approved operating load, and
- (E) Testing agency's test report number.

(d) Individual load bearing footings may be placed on the surface of the ground, and shall be placed level on cleared, firm, undisturbed soil or compacted fill. Where unusual soil conditions exist, as determined by the enforcement agency, footings shall be designed to compensate for such conditions. The allowable loading on the soil shall not exceed one-thousand (1,000) psf unless data to substantiate the use of higher values is approved by the enforcement agency.

(e) Footings shall be adequate in size to withstand the tributary live and dead loads of the accessory structure and any concentrated loads. The length to width ratio of the footing shall not exceed two and one-half (2½) to one

(1). Individual footings for load bearing supports or devices shall consist of one of the following:

(1) Pressure treated lumber which meets the following requirements:

(A) Not less than two (2) inch nominal thickness with a minimum of twenty-five (25) percent of the individual footings identified by an approved listing agency, as being pressure treated for ground contact.

(B) Knots. Well spaced knots of any quality are permitted in sizes not to exceed the following or equivalent displacement:

Nom. Width	Any Location	Holes (Any Cause)	One Hole or Equivalent Per Piece
6"	2 3/8"	1 ½"	
8"	3"	2"	
10"	3 ¾"	2 ½"	
12"	4 ¼"	3"	
14"	4 5/8"	3 ½"	

(C) Splits. In no case exceed one-sixth (1/6) the length of the piece.

(D) Honeycomb or Peck. Limited to small spots or streaks of firm honeycomb or peck equivalent in size to holes listed in (B) above.

(2) Precast or poured in place concrete footings not less than three and one-half (3 ½) inches in thickness.

The concrete shall have a minimum twenty-eight (28) day compressive strength of not less than two-thousand-five-hundred (2500) psi.

(3) Other material, approved by the department, providing equivalent load bearing capacity and resistance to decay.

(f) Individual load bearing piers or devices and footings shall be designed and constructed with sufficient rigidity and bearing area to evenly distribute the loads carried over one-third (1/3) the area of the footings as measured from the center of the footing. When two (2) or more two (2) inch nominal wood pads placed side-by-side on the ground are used as a pier footing, a single wood cross pad must be installed on top of the ground contact pads at a ninety (90) degree angle so as to place the directional wood grains opposing to each other. The cross pad must be of a length to cover each ground contact pad and be of two (2) inch nominal thickness. Footings shall be constructed of sufficient rigidity to evenly distribute the loads carried to the ground without bowing or splitting.

(g) When multiple wood footings are stacked, they shall be secured together with corrosion resistant fasteners at all four (4) corners of the pad which will penetrate at least eighty (80) percent of the base pad to prevent shifting.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18865, Health and Safety Code.

§ 2337. Support Inspection.

At the time of inspection, the installation of the accessory structure on its support system shall be complete and the area under the accessory structure shall be accessible for inspection.

(a) Skirting shall not be installed until all underfloor installations have been approved by the enforcement agency.

(b) Masonry walls shall not be installed until all underfloor installations have been approved by the enforcement agency, unless the installation of the masonry wall is required to provide perimeter support to the accessory structure.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18871.3, Health and Safety Code

§ 2344. Clearances.

(a) A minimum clearance of twelve (12) inches shall be maintained under all horizontal structural members of accessory structures.

(b) The finished floor of a camping cabin shall not exceed eighteen (18) inches in height above the ground.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18865, Health and Safety Code.

§ 2346. Skirting Design and Construction.

(a) Where the space beneath an accessory structure is enclosed, there shall be provided a removable access panel opening a minimum of eighteen (18) inches by twenty-four (24) inches unobstructed by pipes, ducts, or other equipment that may impede access. The access panel shall not be fastened by any means requiring the use of a special tool or device to remove the panel.

(b) Cross ventilation shall be provided by openings having a net area of not less than one and one-half (1½) square feet for each twenty-five (25) linear feet of the accessory structure and including all enclosed unventilated structures. The openings shall be provided on at least the two (2) opposite sides along the greatest length of the enclosed area and shall be installed as close to all the corners as practicable.

(c) When wood siding or equivalent home siding products are used as underfloor enclosure material, the installation shall comply with the siding manufacturer installation instructions. Where siding manufacturer installation instructions are not available, the installation shall conform to the provisions of the California Building Code. All wood products used in underfloor enclosure construction located closer than six (6) inches to earth shall be treated wood or wood of natural resistance to decay. Where located on concrete slabs placed on earth, wood shall be treated wood or wood of natural resistance to decay.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.10, Health and Safety Code.

§ 2352. Electrical Feeder Assembly.

(a) A recreational vehicle or camping cabin shall be connected to the lot service equipment by one (1) of the following means:

(1) A listed power supply cord approved for mobilehome or recreational vehicle use.

(2) A power supply cord bearing the following markings: Type SO, ST, or STO. The cord shall not be spliced.

(b) The male attachment plug shall conform with provisions of Articles 550 or 551 of the California Electrical Code.

(c) The conductors shall be sized for the electrical load shown on the unit's electrical label.

(d) In the absence of an electrical label on the unit or the unit manufacturer's approved installation instructions, the conductors shall be sized in accordance with the calculated load as determined by the provisions of the California Electrical Code, Articles 1, 2, and 3.

(e) Only one (1) power supply connection to a unit shall be permitted.

(f) Power supply cords shall not be buried or encased in concrete.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18871 and 18873.3, Health and Safety Code.

§ 2354. Unit Gas Connector.

(a) Each unit connected to the lot outlet shall be connected by an approved flexible gas connector, listed for its intended use, not more than six (6) feet in length and of adequate size to supply the unit's gas appliance demand, as evidenced by the label on the unit. In the absence of a label, the unit's demand shall be determined by the California Plumbing Code, Chapter 12.

(b) Only one (1) gas supply connection to a unit shall be permitted.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18871 and 18873.1, Health and Safety Code.

§ 2356. Unit Water Connector.

A unit shall be connected to the lot water service outlet by a flexible connector approved for potable water.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18871 and 18873.1, Health and Safety Code.

§ 2358. Drain, Unit.

(a) Drain connectors and fittings for recreational vehicles shall be listed and approved for drain and waste.

(b) Recreational vehicles located in a park for more than three (3) months, or units with plumbing that are not self-contained, shall be connected to the lot drain inlet by means of a drain connector consisting of approved pipe not less than schedule 40, with listed and approved fittings and connectors, and shall not be less in size than the unit drain outlet. A listed and approved flexible connector shall be provided at the lot drain inlet end of the pipe.

(c) A drain connector shall be gas-tight and no longer than necessary to make the connection between the unit's drain outlet and the drain inlet on the lot.

(d) Vehicles occupying lots without drain inlets shall have the drain outlet of the vehicle capped gas-tight, unless discharged into an approved, closed, vented container.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871, and 18873.1, Health and Safety Code.

§ 2360. Air-Conditioning Installation.

If a unit is not pre-wired for air-conditioning equipment, it shall be energized from the lot service, provided the park electrical system has the capacity to supply the additional air-conditioning load and a permit to construct is obtained for the alteration of the lot electrical service.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871, 18873.3, and 18873.5, Health and Safety Code.

Article 8. Permanent Buildings and Commercial Modulares

§ 2382. Application and Scope.

(a) The requirements of this article shall apply to the construction, alteration, repair, use, maintenance, and occupancy of permanent buildings and commercial modulares in parks. The provisions of this article relating to permanent buildings and commercial modulares in parks do not apply to accessory buildings or structures or building components established for use of an occupant of a unit.

The department shall administer and enforce all of the provisions of this article relating to permanent buildings and commercial modulares in parks except in a city, county, or city and county, which has assumed responsibility for enforcement of Division 13, Part 2.3 of the Health and Safety Code and this chapter.

(b) Existing construction, connections, and installations of plumbing, electrical, fuel gas, fire protection, within permanent buildings or commercial modulares in parks, made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be substandard.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18865, 18873, 18873.1, 18873.3, and 18873.4, Health and Safety Code.

§ 2388. Construction of Permanent Buildings.

(a) Design and construction requirements for permanent buildings in parks are found in the California Building Code.

(b) The requirements for electrical wiring, fixtures, and equipment installed in permanent buildings in parks are found in the California Electrical Code.

(c) The requirements for fuel gas equipment and installations installed in permanent buildings in parks are found in the California Mechanical Code.

(d) The requirements for plumbing in permanent buildings in parks are found in the California Plumbing Code.

(e) The requirements for fire protection equipment and installations in all permanent buildings are found in the applicable requirements of the California Building Code.

(f) The energy conservation requirements for all permanent buildings which contain conditioned space are found in the energy conservation standards for new non-residential buildings contained in the California Energy Code.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18873, 18873.1, 18873.3, 18873.4, and 18873.5, Health and Safety Code.

§ 2399. Commercial Modular Requirements.

(a) The applicant for a permit to install a commercial modular in a park in lieu of a permanent building shall submit a request for an alternate approval to the department in accordance with section 2016. The request for alternate approval shall be accompanied by evidence of compliance with section 2032 of this chapter.

(b) A commercial modular installed in a park shall bear an insignia of approval issued by the department in accordance with Health and Safety Code section 18026.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18865.6 and 18873, Health and Safety Code.

Article 9. Accessory Buildings and Structures

§ 2422. Application and Scope.

(a) Except as otherwise noted, the requirements of this article shall apply to the construction, use, maintenance, and occupancy of accessory buildings or structures and building components constructed or installed adjacent to units both within and outside of parks.

(b) Accessory buildings or structures, or building components that are constructed and maintained in accordance with those statutes and regulations which were in effect on the date of original construction, are not subject to the requirements of subsequent regulations. An accessory building or structure or building component that is moved to a different location shall be subject to the permit to construct requirements of this chapter. Any alterations or additions must comply with the current provisions of this chapter.

(c) Accessory structures, excluding those not requiring a permit to construct as set forth in section 2018 of this chapter, shall not be attached to, be supported by, or transmit any loads to, a recreational vehicle.

(d) Accessory buildings and structures or building components, installed on a MH-unit lot in a special occupancy park, shall comply with the exiting requirements in section 1429 of chapter 2.

(e) Stairways and ramps required for ingress and egress for camping cabins shall be freestanding and are the only accessory structures permitted on a lot with a camping cabin.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18863.4 and 18871.3, Health and Safety Code.

§ 2424 Regulated Structures.

(a) Accessory buildings or structures or building components which do not comply with this article or are deemed to be unsafe by the enforcement agency shall not be allowed, constructed, or occupied.

(b) A permit shall be obtained from the enforcement agency to construct or install an accessory building or structure as required by Article 1 of this chapter, unless specifically exempted in section 2018 of this chapter.

(c) Cabanas, garages and storage buildings shall not be constructed or installed in special occupancy parks except on lots designated for MH-units as specified in section 2118 of this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18863.4, 18865, 18870 and 18871.3, Health and Safety Code.

§ 2428. Location.

(a) In parks, accessory buildings or structures, or any part thereof, on a lot shall maintain the following setbacks from lot lines:

(1) When constructed of noncombustible materials:

(A) may be up to the lot line, provided a minimum three (3) foot clearance is maintained from any other unit, accessory building or structure, or building component on adjacent lots.

(2) When constructed of combustible materials:

(A) a minimum three (3) foot clearance from all lot lines, and

(B) a minimum six (6) foot clearance from any other unit, accessory buildings or structures, or building components on adjacent lots constructed of combustible materials.

(b) Location requirements governing cabanas, private garages, and storage buildings, permitted by section 2118 of this chapter, are found in Article 9 of chapter 2 of this division.

(c) Stairways with landings less than twelve (12) square feet may be installed to the lot line.

(d) Fencing of any material, that meets the requirements of section 2514 of this article, may be installed up to a lot line.

(e) No portion of an accessory building or structure, or building component shall project over or beyond a lot line.

(f) Any permitted accessory building or structure, or building component may be installed up to a lot line bordering a roadway provided the limitations of section 2110 of this chapter are not exceeded.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2429. Required Exits.

(a) An awning enclosure may be constructed or installed to enclose an emergency exit window from a sleeping room if all the following conditions are met:

- (1) The required unit exit doors terminate outside the unit without exitway through the awning enclosure.
- (2) Any room within the awning enclosure adjacent to the emergency exit window from the unit, shall have a door not less than twenty-eight (28) inches in width and seventy-four (74) inches in height provided as an exit to the outside.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2432. Construction.

(a) Construction and installation of accessory buildings or structures or building components shall comply with the structural requirements for permanent buildings, except as otherwise provided by this article. The enforcement agency may require that accessory buildings and structures or building components be designed and constructed to withstand live loads, vertical uplift or horizontal forces from any direction in excess of the minimum loads specified in this chapter, based on local geologic, topographic, or climatic conditions, when approved by the department.

(b) Accessory buildings and structures constructed of aluminum or aluminum alloy shall be designed to conform to the specifications contained in the California Building Code, Chapter 20.

(c) Unless data to substantiate the use of higher values is submitted to the enforcement agency, the allowable loading of accessory buildings and structures or building components on the soil shall not exceed one thousand (1,000) psf vertical soil bearing pressure, one hundred fifty (150) psf of depth lateral soil bearing pressure, and one hundred sixty-seven (167) psf frictional resistance for uncased cast-in place concrete piles.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Sections 18871.3 and 18873, Health and Safety Code.

§ 2433. Roof Live Load.

(a) Except as provided in this article, every cabana installed on or after July 31, 1976, or every accessory building or structure or building component installed on or after June 10, 1979, shall have the capacity to resist the applicable minimum snow load of the region in which it is installed or as is provided by this section.

TABLE 2433-1 General Roof Live Load Requirements for Accessory Buildings or Structures and Building Components					
Region I		Region II		Region III	
Elevation	Roof Live Load	Elevation	Roof Live Load	Elevation	Roof Live Load
All Elevations	20 psf	0-3000 ft.	20 psf	0-2000 ft.	20 psf
		3001-3500 ft.	30 psf	2001-3000 ft.	30 psf
		3501-5000 ft.	60 psf	3001-4000 ft.	60 psf
				4001-5000 ft.	80 psf

Table 2433-1 shall apply except where either greater or lesser snow loads have been established through survey of the region, and approved by the department.

(1) Region I includes the following counties:

Alameda, Butte, Colusa, Contra Costa, Del Norte, Glenn, Humboldt, Imperial, Kings, Lake, Los Angeles, Marin, Mendocino, Merced, Monterey, Napa, Orange, Sacramento, San Benito, San Diego, San Francisco, San Joaquin, San Luis Obispo, San Mateo, Santa Barbara, Santa Clara, Santa Cruz, Solano, Sonoma, Stanislaus, Sutter, Ventura, Yolo.

(2) Region II includes the following counties:

Amador, Fresno, Inyo, Kern, Modoc, Riverside, San Bernardino, Siskiyou.

(3) Region III includes the following counties:

Alpine, Calaveras, El Dorado, Lassen, Madera, Mariposa, Mono, Nevada, Placer, Plumas, Shasta, Sierra, Tehama, Trinity, Tulare, Tuolumne, Yuba.

(b) Parks that have received approval for a snow roof load maintenance program prior to July 7, 2004, shall maintain the snow roof load maintenance program, as long as accessory buildings or structures, or building components in the park do not meet the minimum roof loads for the area. Accessory buildings or structures or building components installed after July 7, 2004, must have the capacity to resist the applicable minimum roof live loads of the region in which it is installed, as set forth in table 2433-1.

(c) The park owner or operator shall be responsible for the continued management of an existing snow roof load maintenance program approved for the park.

(d) Roof live load requirements shall not apply to storage cabinets.

(e) Accessory structures may be relocated from one park to another and reinstalled under permit within another park provided the requirements for roof live load in the new park are not greater than the requirements of the park in which the accessory structure was previously installed.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2434. Calculations and Test Procedures.

(a) The load bearing capacity of elements or assemblies shall be established by calculations in accordance with generally established principles of engineering design. However, when the composition or configuration of elements, assemblies or details of structural members are such that calculations of their safe load-carrying capacity and basic structural integrity cannot be accurately determined in accordance with generally established principles of engineering design, structural properties of such elements or assemblies may be established by the results of tests that are designed and certified by an architect or engineer, with the test results approved by the department.

(b) When any structural design or method of construction is substantiated by calculations and supporting data, the calculations and supporting data shall be approved by an architect or engineer and shall be submitted to the department.

(c) When the design of accessory structures is substantiated by calculations or tests, all structural plans shall be approved by the architect or engineer in charge of the total design.

(d) When any design or method of construction is substantiated by tests, all those tests shall be performed by an approved testing agency acceptable to the department or shall be directed, witnessed, and evaluated by an independent architect or engineer. All test procedures and results shall be reviewed, evaluated, and signed by an architect or engineer. The approved testing agency, architect, or engineer shall submit the evaluation of test results, calculations, and recommendations, to the department. The department may require that a representative of the department witness the test.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2436. Electrical Installations.

(a) Electrical equipment and installations within an accessory building or structure or building component and the circuit supplying power shall be installed by a permanent wiring method and shall comply with the requirements for electrical installations of this chapter.

(b) Flexible cord shall not be used to supply an accessory building or structure or building component, or as a substitute for the fixed wiring of an accessory building or structure or building component.

(c) Unless otherwise specified by this article, electrical service provided to an accessory building or structure or building component shall be supplied from the lot service equipment, provided:

(1) a permit is obtained to alter the lot electrical service by installing a separate overcurrent protective device rated not more than the total calculated electrical load, and

- (2) the lot service equipment is capable of supplying the additional load, and
- (3) the overcurrent protective device and its installation complies with the California Electrical Code.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18873.3, Health and Safety Code.

§ 2438. Mechanical Installations.

Fuel gas piping, heating, ventilating, related equipment, and fireplaces shall not be constructed or installed in, or in conjunction with, an accessory building or structure.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3, 18873.1, and 18873.4, Health and Safety Code.

§ 2440. Plumbing.

(a) The requirements for plumbing systems and equipment installed in accessory structures are found in the California Plumbing Code, except as otherwise specified in this article.

(b) An accessory structure directly connected to the water distribution system of a park shall be connected with piping and fittings listed and approved for that purpose. Flexible hose shall not be used as a substitute for water piping or connections.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3, 18871.4, and 18873.1, Health and Safety Code.

§ 2442. Foam Building System Flammability Standards.

The requirements of Title 25, California Code of Regulations, Chapter 1, Subchapter 1, Article 4, section 24 shall apply to the use of any foam plastic or foam plastic building system used in the construction of accessory buildings or structures.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18873.5, Health and Safety Code.

§ 2443. Private Garages, Cabanas, and Storage Buildings.

(a) Garages, cabanas and storage buildings shall be located only on lots designated for manufactured homes or mobilehomes in accordance with section 2118.

(b) When permitted, garages, cabanas and storage buildings shall comply with the requirements contained in chapter 2 of this Division.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2444. Cabanas.

(a) Cabanas shall be located only on lots designated for manufactured homes or mobilehomes in accordance with section 2118.

(b) When permitted, cabana construction and installation shall comply with the requirements contained in chapter 2 of this Division.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2466. Awning—Permitted.

An awning may be erected, constructed, or maintained only as an accessory structure to a recreational vehicle located on the same lot.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2468. Awning-Design and Construction.

(a) An awning and its structural parts, except cloth, canvas, or similar flexible materials, shall be designed, constructed, and erected to adequately support all dead loads plus a minimum vertical live load of ten (10) psf except that snow loads shall be used where snow loads exceed this minimum. Requirements for the design of awnings necessary to resist minimum horizontal wind pressure are contained in the California Building Code Appendix Chapter 31.

(b) Awnings shall be completely freestanding and shall not transmit any loads to a recreational vehicle.

Exception: portable awnings constructed of cloth, canvas, or other flexible material may be attached to the unit.

(c) Flashing or sealing materials may be used to provide a weather seal between a freestanding awning and a unit. No separation is required between a freestanding awning and an attached awning located on the same lot.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2470. Awning-Dimensions.

(a) A freestanding awning is not limited as to width or length, except that the total occupied area of a lot, including all accessory building or structures, shall not exceed seventy-five (75) percent of the lot area in accordance with section 2110 of this chapter.

(b) The minimum clear height of any awning shall not be less than seventy-four (74) inches.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2472. Awning-Foundations.

Concrete slabs less than three and one-half (3 ½) inches thick may be considered to have an allowable load bearing capacity of three-hundred-fifty (350) pounds per column. The enforcement agency may accept a loading not to exceed five-hundred (500) pounds per column, provided the slab is not less than three and one-half (3 ½) inches thick and in good condition. The weight of individual poured concrete footings shall be one and one-half (1½) times the calculated uplift force. The weight of concrete shall be assumed to be not more than one-hundred-forty-five (145) pounds per cubic foot.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2474. Awning-Enclosures.

(a) Awning enclosures shall be used only for recreational or outdoor living purposes and shall not be used as carports or storage rooms nor shall they be constructed or converted for use as a habitable room or a cabana.

(b) Combustible material used for awning enclosures shall not be installed within three (3) feet of the lot line pursuant to section 2428 of this chapter.

(c) Awnings may be enclosed or partially enclosed as follows:

(1) With insect screening or removable flexible plastic material. Awning drop or side curtains shall not be permanently fastened at the sides or bottom. (A permit to construct is not required.)

(2) With rigid, readily removable transparent, or translucent materials.

(3) Awnings may be partially enclosed with solid, opaque panels, provided the panels do not exceed fifty (50) percent of the total wall area.

(4) Awnings may be completely enclosed with solid material, provided that fifty (50) percent of the total wall area is translucent or transparent material, of which twenty-five (25) percent of the total wall area shall be able to be opened for ventilation. Exiting requirements shall meet the requirements for a cabana.

(d) Where an awning is erected or constructed immediately adjacent to or over a permanently constructed retaining wall of fire resistant material, there shall be not less than eighteen (18) inches clear ventilating opening between the underside of the awning roof and the top of the wall extending the full length of the awning.

(e) An awning shall not be enclosed unless the enclosure is designed and constructed as a freestanding structure or unless the awning is designed and constructed to withstand the additional forces imposed by the enclosure.

(f) The construction requirements for awning enclosures are contained in the California Building Code, Appendix Chapter 31.

(g) Heating or cooking appliances or facilities shall not be installed or used within an awning enclosure.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2478. Carport-Permitted.

(a) A carport may be constructed or maintained on a lot only as an accessory structure to a unit located on the same lot.

(b) A freestanding carport, or a common freestanding carport for the use of the occupants of adjacent lots, may be erected on a lot line, provided that such a carport is constructed of material which does not support combustion, and provided that there is a minimum of three (3) feet clearance from any unit or any other structure on the adjacent lots. Such freestanding carports may be connected to a unit or other accessory building or structure by an open covered walkway not exceeding six (6) feet in width.

(c) A carport shall be designed and constructed in accordance with the structural requirements for awnings as specified in section 2468.

(d) A carport shall conform to the dimensions specified in section 2470 for awnings.

(e) At least two (2) sides or one (1) side and one (1) end of a carport shall be maintained at least fifty (50) percent open and unobstructed at all times.

(1) A carport which is partially enclosed shall be designed and constructed to withstand the additional lateral forces imposed by such an enclosure as required for awning enclosures.

(2) Where a carport is constructed immediately adjacent to or over a permanently constructed retaining wall of fire resistant material, there shall not be less than eighteen (18) inches clear ventilating opening between the underside of the carport roof and the top of the wall extending the full length of the carport.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2486. Ramada-Permitted.

(a) A ramada may be erected, constructed, or maintained on a lot only as an accessory to a unit located or intended to be located on the same lot.

(b) A ramada shall be designed and constructed as a freestanding, self-supporting structure meeting the structural requirements for cabanas as specified in section 1446.

(c) A ramada shall not be enclosed or partially enclosed on any side or end.

(d) A ramada or any portion thereof shall have a clearance of not less than eighteen (18) inches in a vertical direction above any plumbing vent extending through the roof of a unit and not less than six (6) inches in a horizontal direction from each side of a unit.

(e) A minimum of two (2) ventilating openings shall be installed at the highest point in the ramada roof to eliminate the buildup of products from vents or ducts. Vent openings shall be located near the ends of the ramada for cross-ventilation and shall have a minimum cross-sectional area of twenty-eight (28) square inches. Chimneys or vents of fuel burning appliances shall extend through the ramada roof surface and shall terminate in an approved roof jack and cap installed in accordance with the appliance listing and the manufacturer's installation instructions.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2496. Exterior Doorways.

(a) Exterior doorways of accessory buildings or structures shall be provided with a porch, ramp, landing, and/or stairway conforming to the provisions of this Article.

(b) The requirements for ramps, landings, porches, and/or stairways are contained in the California Building Code, Chapter 10, except as otherwise provided in this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2498. Landing, Porch, and Stairway-Design and Construction.

(a) Requirements for the design and construction of all structural elements of porches and stairways and railings are contained in the California Building Code, except as otherwise provided by this article. Live loads applicable to porch floors and stairways shall be not less than forty (40) psf. Porches shall be designed and constructed as completely freestanding, self-supporting structures.

(b) Where a door of the unit swings outward onto a landing or porch:

(1) The floor of the exterior landing or porch shall be not more than one (1) inch lower than the bottom of the door; and

(2) The width and depth of the exterior landing or porch serving stairs perpendicular to any outswinging door opening shall not be less than the full width of the door when open at least ninety (90) degrees. Guard rails shall permit the door to open at least ninety (90) degrees.

(c) Where the unit door swings inward or is a sliding door, the landing, porch, or top step of the stairway may be not more than seven and one-half (7½) inches below the door. The width of the landing, porch, or top step of the stairway shall be not less than the width of the door opening.

(d) No horizontal dimension of a landing shall be less than the width of the stairway.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2500. Porch and Stairway-Foundation.

(a) Porches may be supported on piers in lieu of continuous footings. Individual piers shall be designed and constructed to evenly distribute the loads carried to the footings.

(b) Support footings shall comply with the requirements of either section 2334 of this chapter or the California Building Code.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2502. Porch-Guardrails.

Guardrails shall be provided around the perimeter of porches and decks which are thirty (30) inches or more above grade. The requirements for porches and guardrails are contained in the California Building Code, except as otherwise provided in this chapter.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2504. Stairway-Handrails.

Every stairway with four (4) or more risers, or stairways exceeding thirty (30) inches, shall be equipped with handrails and intermediate rails.

The requirements for stairways and handrails are contained in the California Building Code, except as otherwise provided in this chapter.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2506. Ramps and Handrails.

When a ramp and handrail are to be constructed in place of a stairway, the requirements for the design and construction of the ramp and handrail are contained in the California Building Code.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2510. Storage Cabinets-Location.

(a) A storage cabinet may be located immediately adjacent to a unit on the same lot, provided all of the following conditions are met:

(1) The required exits and openings for light and ventilation of the unit, cabana, or building component are not obstructed; and

(2) The location does not prevent service or inspection of the unit's or lot's equipment or utility connections; and

(3) The separation requirements from structures on adjacent lots, contained in section 2428 of this chapter, are maintained.

(b) A storage cabinet shall not be used as a habitable structure, or any part of a habitable structure.

(c) A storage cabinet shall not exceed ten (10) feet in height.

(d) The total, combined floor area of all storage cabinets on a lot shall not exceed one hundred twenty (120) square feet.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871.3 and 18872, Health and Safety Code.

§ 2514. Fence or Windbreak-Height.

(a) A fence located on a lot shall not exceed six (6) feet in height.

(b) A fence exceeding forty-two (42) inches in height, parallel to a unit or habitable accessory building or structure or building component, shall not be located closer than three (3) feet to that unit, habitable accessory building, or structure or building component.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Section 18871.3, Health and Safety Code.

§ 2518. Standard Plan Approval.

(a) A standard plan approval may be obtained from the department for a plan for accessory buildings or structures. Department-approved plans shall be accepted by the enforcement agency as approved for the purpose of obtaining a construction permit when the design loads are consistent with the requirements for the locality and the provisions of this chapter.

(b) Requirements regarding the procedure to obtain a standard plan approval are contained in section 2020.9 of this chapter.

(c) Plan check fees shall not be required for accessory buildings or structures for which a standard plan approval has been obtained from the department.

NOTE: Authority cited: Section 18865, Health as Safety Code. Reference: Sections 18870.2 and 18871.3, Health and Safety Code.

Article 10. Violations, Abatement, and Hearings.

§ 2600. Application and Scope.

(a) The substandard conditions and abatement requirements contained in this article shall apply to parks, permanent buildings or structures in parks, units, accessory buildings or structures, and building components wherever they are located within parks in all parts of the state.

(b) Existing construction, connections, and installations made before the effective date of the requirements of this chapter may continue in use so long as they were in compliance with requirements in effect at the date of their installation and are not found to be unsafe or substandard.

NOTE: Authority cited: Sections 18865 and 18872, Health and Safety Code. Reference: Sections 18865, 18866.3, 18866.5 and 18872, Health and Safety Code.

§ 2605. Substandard Permanent Buildings.

Any permanent building, structure, or portion thereof, or the premises on which it is located, shall be deemed substandard and a nuisance when any of the following conditions exist that endanger the life, limb, health, property, safety, or welfare of the occupants or the public.

(a) Health hazards or inadequate sanitation which include, but are not limited to, the following:

- (1) Where required, the lack of, inoperable, or defective water closet, lavatory, bathtub or shower.
- (2) Where required, the lack of, inoperable, or defective kitchen sink.
- (3) Lack of or inadequate hot and cold running water to plumbing fixtures.
- (4) Dampness of habitable rooms.
- (5) Infestation of insects, vermin or rodents.
- (6) General dilapidation or improper maintenance.
- (7) Lack of or defective connection of plumbing fixtures to a sewage disposal system.
- (8) Lack of adequate garbage and rubbish storage and removal facilities.

(b) Structural hazards, which include, but are not limited to, the following:

- (1) Deteriorated or inadequate foundations.
- (2) Defective or deteriorated flooring or floor supports.
- (3) Flooring or floor supports of insufficient size to carry imposed loads with safety.
- (4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- (5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
- (6) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.
- (7) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
- (8) Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.
- (9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
- (10) Lack of minimum amounts of required natural light and ventilation.

(c) A nuisance as defined in subsection 2002.

(d) Electrical hazards which include, but are not limited to, the following:

(1) All electrical equipment or installations that either did not conform with all applicable laws and regulations in effect at the time of its installation, or has not been maintained in good and safe condition, or is not being used in a safe manner.

(2) Lack of, inoperable or defective required electrical lighting.

(e) Plumbing which did not conform with all applicable laws and regulations in effect at the time of its installation, has not been maintained in good or safe condition, or has cross-connections and siphonage between fixtures.

(f) Mechanical equipment, including heating equipment and its vents, which did not conform with all applicable laws and regulations in effect at the time of its installation or which has not been maintained in good and safe condition, or is not being used in a safe manner.

(1) Inoperable or defective heating facilities.

(2) Inoperable or defective ventilating equipment.

(g) Faulty weather protection, which includes, but is not limited to, the following:

(1) Deteriorated roofs.

(2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.

(3) Defective or lack of weather protection for exterior wall coverings.

(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.

(h) Any building, structure, or portion thereof, device, apparatus, equipment, combustible waste, or vegetation which is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.

(i) Materials or construction not allowed or approved by this chapter or which have not been adequately maintained in good and safe condition.

(j) Those premises on which an accumulation of weeds, vegetation, rubbish, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

(k) All buildings or portions thereof not provided with adequate exit facilities as required by this chapter, except those buildings or portions thereof whose exit facilities conformed with all applicable laws and regulations at the time of their construction.

(l) All buildings, structures, or portions thereof which are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this chapter, except those buildings, structures, or portions thereof which conformed with all applicable laws and regulations at the time of their construction.

(m) All buildings, structures, or portions thereof occupied for living sleeping, cooking, or dining purposes which are not designed or intended to be used for those occupancies.

(n) Room and space dimensions less than required by this chapter.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18863.4, 18866.3, 18866.5, 18873, 18873.1, 18873.2, 18873.3, 18873.4 and 18873.5, Health and Safety Code.

§ 2606. Substandard Manufactured Home or Mobilehome.

The provisions contained in section 1606, of chapter 2 of this division, are applicable to substandard manufactured homes and mobilehomes.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18871, 18871.10 and 18872, Health and Safety Code.

§ 2607. Substandard Recreational Vehicle.

Any recreational vehicle shall be deemed substandard and a nuisance when any of the following conditions exist that endanger the life, limb, health, property, safety, or welfare of the occupants or the public.

(a) Health hazards or inadequate sanitation which include, but are not limited to, the following:

(1) Lack of adequate or defective ventilation.

(2) Dampness of habitable rooms.

(3) Infestation of insects, vermin or rodents.

(4) General dilapidation or improper maintenance.

(b) Structural hazards shall include, but are not limited to, the following:

(1) Defective or deteriorated flooring or floor supports.

(2) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

(3) Members of ceiling, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(c) Nuisance as defined in section 2002.

(d) Electrical hazards which shall include, but are not limited to, the following:

(1) All electrical equipment and installations that did not conform with all applicable laws and regulations in effect at the time of its installation, has not been maintained in good and safe condition, or is not being used in a safe manner.

(2) Electrical conductors which are not protected by overcurrent protective devices designed to open the circuit when the current exceeds the ampacity of the conductor.

(3) Electrical conductors which do not have ampacity at least equal to the rating of outlet devices or equipment supplied.

(4) Electrical conductors which are not protected from physical damage.

(5) Metallic boxes, fittings, or equipment in an electrical wiring system which are not grounded to prevent shock.

(e) Plumbing hazards which include, but are not limited to, the following:

(1) Plumbing which did not conform with all applicable laws and regulations in effect at the time of its installation, has not been maintained in good or safe condition, or has cross-connections and/or siphonage between fixtures.

(2) Lack of effective traps providing a water seal for each plumbing fixture.

(3) Lack of effective venting of plumbing drain piping.

(4) Broken, unsanitary or leaking plumbing, pipe or fixtures.

(5) Any fixture, fitting, device or connection installed in such a manner as to permit contamination of the potable water supply.

(f) Hazardous mechanical equipment which includes, but is not limited to, the following:

(1) Mechanical equipment, including all heating equipment and its vent, that did not conform with all applicable laws and regulations in effect at the time of its installation, or which has not been maintained in good and safe condition, or is not being used in a safe manner.

(2) Unvented fuel burning heating appliances.

(3) Heating or fuel burning equipment, including its vent, without adequate clearance from combustible material.

(4) Unsupported, loose, or leaking fuel supply piping.

(g) Faulty weather protection, which includes, but is not limited to deteriorated or ineffective waterproofing of exterior walls, roof, or floors, including broken windows or doors.

(h) Any recreational vehicle or portion thereof, device, apparatus, equipment, or combustible material which is in such a condition as to cause a fire or explosion.

(i) Materials or construction not allowed or approved by this chapter or those that have not been adequately maintained in good and safe condition.

(j) Those premises on which an accumulation of weeds, vegetation, rubbish, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

(k) All recreational vehicles or portions thereof not provided with adequate exit facilities which conformed to all applicable laws, regulations and standards in effect at the time of their construction, or those facilities that have not been adequately maintained.

(l) Any other components of recreational vehicles or portions thereof that did not conform with all applicable laws, regulations and standards in effect at the time of their construction, or those components that have not been adequately maintained.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18866.3, 18866.5, 18871, 18871.10 and 18872, Health and Safety Code.

§ 2608. Substandard Accessory Buildings and Structures and Building Components.

Any accessory structure or building, or building component or portion thereof, or the premises on which the same is located, shall be deemed substandard and a nuisance when any of the following conditions exist that endanger the life, limb, health, property, safety, or welfare of the occupants or the public.

- (a) Health hazards or inadequate sanitation which include, but are not limited to, the following:
 - (1) When installed, inoperable or defective water closet, lavatory, bathtub or shower.
 - (2) When installed, inoperable or defective kitchen sink.
 - (3) When installed, inadequate hot and cold running water to plumbing fixtures.
 - (4) Dampness of habitable rooms.
 - (5) Infestation of insects, vermin or rodents.
 - (6) General dilapidation or improper maintenance.
 - (7) When installed, defective connection of plumbing fixtures to a sewage disposal system.
- (b) Structural hazards, which include, but are not limited to, the following:
 - (1) Deteriorated or inadequate foundations or stabilizing devices.
 - (2) Defective or deteriorated flooring or floor supports.
 - (3) Flooring or floor supports of insufficient size to carry imposed loads with safety.
 - (4) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
 - (5) Members of walls, partitions, or other vertical supports that are of insufficient size to carry imposed loads with safety.
 - (6) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.
 - (7) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are of insufficient size to carry imposed loads with safety.
 - (8) Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.
 - (9) Fireplaces or chimneys which are of insufficient size or strength to carry imposed loads with safety.
 - (10) Lack of, inoperable, or defective required ventilating equipment.
 - (11) Lack of minimum amounts of required natural light and ventilation.
- (c) Nuisance as defined in section 2002.
- (d) Electrical hazards include, but are not limited to, the following:
 - (1) All electrical wiring that did not conform with all applicable laws and regulations in effect at the time of its installation, has not been maintained in good and safe condition, or is not being used in a safe manner.
 - (2) Lack of, inoperable, or defective required electrical lighting.
- (e) Plumbing that did not conform with all applicable laws and regulations in effect at the time of its installation, has not been maintained in good or safe condition, or has cross-connections and siphonage between fixtures.
- (f) Mechanical equipment, including heating equipment and its vents, that did not conform with all applicable laws and regulations in effect at the time of its installation, which has not been maintained in good and safe condition, or is not being used in a safe manner.
 - (1) Inoperable or defective heating facilities.
- (g) Faulty weather protection includes, but is not limited to, the following:
 - (1) Deteriorated roofs.
 - (2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations, or floors, including broken windows or doors.
 - (3) Defective or lack of weather protection for exterior wall coverings.
 - (4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
- (h) Any accessory structure or building or building component or portion thereof, device, apparatus, equipment, combustible waste, or vegetation which is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of fire or explosion arising from any cause.
- (i) Materials or construction not allowed or approved by this chapter or which have not been adequately maintained in good and safe condition.

(j) Those premises on which an accumulation of weeds, vegetation, rubbish, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health or safety hazards.

(k) All accessory building or structures or building components or portions thereof not provided with adequate exit facilities as required by this chapter except those buildings or portions thereof whose exit facilities conformed with all applicable laws and regulations in effect at the time of their construction and which have been adequately maintained and increased in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

(l) All buildings, structures, or portions thereof which are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this chapter, except those buildings, structures, or portions thereof which conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing system or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

(m) All accessory buildings or structures or building components or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.

(n) Room and space dimensions less than required by this chapter.

NOTE: Authority Cited: Section 18865, Health and Safety Code. Reference: Sections 18866.3, 18866.5, 18871.3 and 18872, Health and Safety Code.

§ 2609. Substandard Camping Cabins.

Any camping cabin shall be deemed substandard and a nuisance when any of the following conditions exist that endanger the life, limb, health, property, safety, or welfare of the occupants or the public.

(a) Lack of an operational smoke detector.

(b) Dampness of habitable rooms.

(c) Infestation of insects, vermin or rodents.

(d) General dilapidation or improper maintenance.

(e) Structural hazards which include, but are not limited to, the following:

(1) Defective or deteriorated flooring or floor supports.

(2) Members of walls, partitions, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.

(3) Members of ceiling, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(4) Lack of adequate or defective ventilation.

(f) Nuisance as defined in section 2002.

(g) Electrical hazards which include, but are not limited to, the following:

(1) All electrical equipment and installations except that which conformed with all applicable laws and regulations in effect at the time of initial installation and which has been maintained in good condition.

(2) Electrical conductors that are not protected by overcurrent protective devices.

(3) Electrical conductors that are not protected from physical damage.

(4) Ungrounded metallic boxes, fittings, or equipment.

(5) When provided, inoperable or defective electrical lighting.

(h) Any plumbing installed in a camping cabin.

(i) Any mechanical equipment, excluding electric heating.

(j) Faulty weather protection which includes, but is not limited to deteriorated or ineffective waterproofing of exterior walls, roof, or floors, including broken windows or doors.

(k) Any camping cabin, or portion thereof, device, apparatus, equipment, or combustible material which is in such a condition as to cause a fire.

(l) All materials or construction except those which are specifically allowed or approved by this chapter or applicable provisions of law which have not been adequately maintained in good and safe condition.

(m) Those premises on which an accumulation of weeds, vegetation, rubbish, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions constitute fire, health, or safety hazards.

(n) All camping cabins or portions thereof not provided with adequate exit facilities.

(o) Improper or deteriorating support system.

NOTE: Authority Cited: Section 18865, Health and Safety Code. Reference: Sections 18866.3, 18866.5, 18871.3 and 18872, Health and Safety Code.

§ 2610. Abatement.

(a) The registered owner of a unit, or the owner of a camping cabin, accessory building or structure, or building component, that is constructed, altered, converted, used, or maintained in a manner that constitutes a violation is required to abate the violation.

(b) The legal owner of the property, or park owner or operator for properties or permanent buildings under their ownership or control, that is constructed, altered, converted, used, or maintained in a manner that constitutes a violation, is required to abate the violation.

NOTE: Authority cited: Section 18865 Health and Safety Code. Reference: Sections 18866.3, 18866.5, 18867, 18871, 18871.3, 18871.10 and 18872 Health and Safety Code.

§ 2611. Notice of Violation and Orders to Correct.

(a)(1) Whenever the enforcement agency finds a condition that constitutes a violation of this chapter, the Health and Safety Code, or any other applicable provision of law, the enforcement agency shall provide a written notice to the person or entity responsible for correction of the violation.

(2) The written notice shall state the conditions which constitute the violation including a reference to the law or regulation being violated, and shall order its abatement or correction within five (5) days after the date of notice, or a longer period of time as allowed by the enforcement agency.

(3) If a unit is in such condition that identification numbers are not available to determine ownership, the notice shall be given to the owner of the real property, or if located in a park, the owner or operator of the park.

(4) Whenever the enforcement agency determines a unit, habitable accessory building or structure, or permanent building constitutes an imminent hazard representing an immediate risk to the life, health, or the safety of an occupant, the enforcement agency shall post a notice on the structure, declaring it uninhabitable. The unit, habitable accessory building or structure, or permanent building shall not be occupied until deemed safe by the enforcement agency. At the time of the posting, the enforcement agency shall issue a notice as described in this section. A copy of the notice shall be issued to the occupant of the unit, accessory building or structure, or permanent building, if different from the registered owner.

NOTE: Authority cited: Section 18865, Health and Safety Code. Reference: Sections 18866.3, 18866.5, 18871.10 and 18872, Health and Safety Code.

§ 2612. Final Notice Requirements.

(a) If the initial notice from the enforcement agency has not been complied with on or before the date specified in the notice, the enforcement agency may institute proceedings against the cited person or entity.

(1) The enforcement agency shall issue to the cited person, the last registered owner of a cited unit, and the park owner or operator, or the legal owner of the property where the cited unit, structure, or property is located, a final notice to abate that shall contain at least the following:

(A) the date the notice is prepared;

(B) the name or names of the responsible person or entity;

(C) a list of uncorrected violation(s) cited;

(D) final compliance date;

(E) right to request an informal conference pursuant to section 2752 of this chapter;

(F) right to request a hearing pursuant to section 2613 of this chapter

(G) a statement that any willful violation is a misdemeanor under section 18874 of the Health and Safety Code.

(2) The final notice shall be mailed, by registered or certified mail, return receipt requested, to the cited person, to the legal owner of the property as shown on the last equalized assessment roll and to the last known address of the last registered or legal owner of record of the cited unit, unless the unit is in such condition that identification numbers are not available to determine ownership. The final notice may also be served by personal service at the discretion of the enforcement agency.

(3) The officer or employee of the enforcement agency upon giving this final notice shall file an affidavit certifying to the time and the manner in which that notice was given. He or she shall also file with the affidavit, any receipt card which may have been returned to him or her in acknowledgment of the receipt of that notice by registered or certified mail.

NOTE: Authority cited: Sections 18865 and 18871.10, Health and Safety Code. Reference: Section 18866.3, 18866.5, 18871.3, 18871.10, Health and Safety Code.

§ 2613. Request for Hearing, Notice of Time and Place for Hearing.

(a) Upon request for a hearing, the cited person or entity receiving a final notice of intention to abate a violation shall be granted a hearing on the matter before an authorized representative of the enforcement agency, or official authorized to conduct the hearing if the request, pursuant to this article, is made to the enforcement agency within ten (10) days after personal service or acknowledgment of receipt by mail of the final notice to abate.

(b) Upon receipt of a request for hearing from the cited person or entity, the enforcement agency shall, within sixty (60) days of receipt, hold the hearing. The enforcement agency shall provide the time and place of the hearing in a written notice to the petitioner within twenty (20) days of receipt of the request. Receipt of the request for hearing from the cited person or entity, shall postpone any judicial or administrative action by the enforcement agency until after the hearing.

(c) All procedures governing hearings related to maintenance violations are contained in article 11, commencing with section 2750.

(d) In the event that a cited violation constitutes an imminent hazard representing an immediate risk to life, health and safety of persons or property which requires immediate correction, a hearing shall not be permitted and a request for a hearing shall not extend the time for the correction of the violation.

(e) If the request for hearing is not received within ten (10) days from the date of personal service or acknowledgment of receipt by mail of the notice, the enforcement agency shall have the discretion to continue abatement proceedings.

NOTE: Authority cited: Sections 18865 and 18871.10, Health and Safety Code. Reference: Section 18871.10, Health and Safety Code.

§ 2615. Hearing.

(a) At the time and place of the hearing, the hearing officer shall hear the testimony of and accept evidence from the legal owner of the property, or park owner or operator; the cited person; or their respective representative; and any other person with information or testimony relevant to the final notice to abate. The testimony shall be limited to the condition of the cited unit, structure, or property. Prior to the hearing, the enforcement agency shall provide all evidence supporting the abatement action to the hearing officer.

(b) If the petitioner does not appear at the hearing, the enforcement agency shall have the authority to proceed immediately with abatement procedures.

(c) Within ten (10) days after conclusion of that hearing, the hearing officer shall render a written decision in the matter which sustains, modifies, or overrules the final notice to abate and shall be reported to all parties to the hearing. If the decision sustains or modifies the final notice to abate, the hearing officer may establish new dates and schedules for compliance.

(d) At the discretion of the hearing officer, the enforcement agency shall post a copy of the written decision in a conspicuous place on the property or unit.

NOTE: Authority cited: Sections 18865 and 18871.10, Health and Safety Code. Reference: Section 18871.10, Health and Safety Code.

§ 2616. Time to Bring Action.

Any cited person, owner, or other interested person having any objections, or feeling aggrieved at any proceedings taken by the hearing officer conducting the hearing, or the enforcement agency in ordering abatement of any violation, shall bring an action in any court of competent jurisdiction within thirty (30) days after receipt of the decision.

NOTE: Authority cited: Sections 18865 and 18871.10, Health and Safety Code. Reference: Section 18871.10, Health and Safety Code.

§ 2617. Consequences of Failure to Abate.

(a) It is unlawful for the person ordered to abate a violation to fail or refuse to remove and abate that violation within the time period allowed in the order after the date of posting of an order on the cited unit, structure, or property or receipt of an order. After the expiration of the time period allowed for an order related to a violation, the enforcement agency has the authority to initiate any appropriate action or proceeding to abate the violation, including but not limited to seeking a court order for abatement by a receiver or other person.

(b) If, after the reinspections of an order to correct a violation, the enforcement agency determines that the cited person has made reasonable progress to abate the violation, or that circumstances beyond the control of the cited person have interfered with compliance or slowed compliance, the enforcement agency, in its sole discretion, may extend the period for compliance.

(c) Notwithstanding the provisions of subdivision (a), if a violation poses an imminent hazard representing an immediate risk to life, health, and safety and requires immediate correction, the enforcement agency has the authority to initiate any appropriate action or proceeding to abate a violation if abatement is not complete within the time period allowed by the notice of violation and order.

NOTE: Authority cited: Sections 18865 and 18871.10, Health and Safety Code. Reference: Sections 18866.9, 18869, and 18871.10, Health and Safety Code.

§ 2618. Responsibility for Costs.

(a) The registered owner of the unit, or any other cited person or entity that fails to correct a violation within the time allotted in the original correction order, or any extension thereto, shall be held responsible for the costs of abatement of the violation. Costs of abatement, for purposes of this section, may include the enforcement agency's investigative and case preparation costs, court costs and attorney fees, the cost associated with any physical actions taken to abate the violation, and any technical service or other fees due to the enforcement agency related to the abatement activity.

(b) If the unit is in such condition that identification numbers are not available to determine ownership, or the enforcement agency is unable to locate the owner after making a reasonable effort to do so, the owner of the property on which the unit is located shall be liable for such costs.

NOTE: Authority cited: Sections 18865 and 18871.10, Health and Safety Code. Reference: Sections 18866.3, 18866.4, 18866.5, 18869 and 18871.10, Health and Safety Code.

§ 2619. Removal.

(a) A unit, permanent building, accessory building or structure or building component which has been ordered to be removed due to the existence of violations or a nuisance shall be removed in a manner consistent with law.

(b) A copy of the order to remove a unit accompanied by the titles, registration cards, license plates or decals, and the insignias or federal labels, if available, shall be forwarded to the department. The Department of Motor Vehicles shall be sent the order to remove a recreational vehicle with all indicia noted above. The enforcement agency shall send the required information and indicia within five (5) days after removal of a unit.

NOTE: Authority cited: Sections 18865 and 18871.10, Health and Safety Code. Reference: Sections 18866.3, 18866.5, 18869 and 18871.10, Health and Safety Code.

Article 11. Informal Conferences and Formal Appeals

§ 2750. Application and Scope.

(a) The provisions of this article apply to the informal and formal procedures available to a cited person, as defined by section 2002 of this chapter, who has received a notice of a violation issued by the enforcement agency pursuant to section 18867 of the Health and Safety Code.

(b) None of the procedures for an informal or formal appeal process extend the time allowed for the correction of violations noted in the original notice of violation or noted in subsequent notices of violation issued to the same person or about the same situation unless:

(1) an extension of time allowed for the correction of violations is contained in the written determination provided by the enforcement agency pursuant to subsection 2754(b), or

(2) an extension of the time allowed for the correction of violations is contained in the final, formal decision issued by an enforcement agency pursuant to subsection 2756(f).

NOTE: Authority cited: Sections 18865 and 18868, Health and Safety Code. Reference: Sections 18866.5, 18867 and 18868, Health and Safety Code.

§ 2752. Request for Informal Conference.

(a) The following optional, informal conference process shall be available to a person who is required to respond to a notice of violation issued pursuant to section 18867 of the Health and Safety Code, and shall be initiated solely at the discretion of the person addressed in the notice of violation.

(b) The use of the informal conference process shall be limited to the dispute of one or more of the following issues contained in a notice of violation:

(1) The existence of one or more alleged violations,

(2) The alleged failure to correct the violations in the required time frame, and

(3) The reasonableness of the time frame within which the violations shall be corrected.

(c) If a person is in receipt of a notice of violation and chooses to request an informal conference with a representative of the enforcement agency,

(1) the person shall make a written request to the enforcement agency for an informal conference, and

(2) the person shall ensure that the enforcement agency receives the written request within ten (10) working days of the notice of violation.

(d) The written request for an informal conference shall provide the following information:

(1) The name, address, and telephone number of the person requesting the informal conference, and

(2) A brief description of the issues disputed.

(e) Within three (3) working days of the receipt of a written request for an informal conference, the enforcement agency shall contact the person who submitted the request and shall schedule an informal conference for the earliest possible, mutually convenient time and place. The informal conference shall occur during the normal working hours and shall be held no later than fifteen (15) working days after the enforcement agency's receipt of the written request. "Normal working hours" are from 8:00 a.m. to 5:00 p.m. on Monday through Friday, excluding holidays.

(f) The enforcement agency shall deny a request for an informal conference only if one (1) or more of the following conditions apply:

(1) The issues identified for dispute in the written request do not include at least one (1) of the issues specified in subsection (b), or

(2) The person requesting the informal conference is not available to meet with the representative of the enforcement agency within the fifteen (15) day time period and the enforcement agency determines that good cause does not exist to postpone the informal conference.

NOTE: Authority cited: Sections 18865 and 18868, Health and Safety Code. Reference: Sections 18867 and 18868, Health and Safety Code.

§ 2754. Informal Conference.

(a) An informal conference related to a violation shall occur at the time and place scheduled and shall provide the person requesting the conference with the opportunity to explain to the representative of the enforcement agency each issue disputed and the facts and circumstances of each dispute.

(b) Within five (5) working days of the completion of the informal conference, the enforcement agency shall provide a written notification of its determination to the person who requested the conference.

(c) The written determination shall sustain, overrule, or modify the original notice of violation that contained each issue disputed at the informal conference. Modification may include:

(1) changes to the original violation cited,

(2) where necessary to provide a reasonable time for compliance, an extension of the time within which the modified required corrective action shall be completed. The extension of time shall not exceed thirty (30) calendar days, or such longer period of time allowed by the enforcement agency, from the date of the enforcement agency's written determination or greater period of time as determined by the enforcement agency.

(d) The written request for an informal conference shall be considered withdrawn if the person who submitted the request:

(1) does not appear at the mutually-agreed upon time and place scheduled for the informal conference, and

(2) does not notify the enforcement agency, within five (5) calendar days prior to the date on which the informal conference was scheduled, with written confirmation of the good-cause reason for not appearing at the informal conference.

(e) If the enforcement agency determines that good cause exists for a postponement, the enforcement agency shall postpone an informal conference for a period of time not to exceed fifteen (15) working days and shall notify the person in writing of the time and date of the postponed conference. Otherwise, the agency shall confirm the automatic withdrawal and, if applicable, the denial of the request due to a lack of a good cause reason, as determined by the enforcement agency.

NOTE: Authority cited: Sections 18865 and 18868, Health and Safety Code. Reference: Sections 18867 and 18868, Health and Safety Code.

§ 2756. Request for Appeal of Decision Rendered in Informal Conference.

(a) Any park owner or operator, or any registered owner of a unit, who has received notice of violation issued pursuant to section 18867 of the Health and Safety Code, has the right to petition for a formal hearing with the person in charge of the enforcement agency or that person's designee.

(b) The person requesting the formal hearing shall submit a written petition to the enforcement agency:

(1) within ten (10) working days of the date of the notice of violation, or

(2) within five (5) working days of the date of the enforcement agency's written determination, if the issues were disputed at an informal conference.

(c) The written petition shall:

(1) provide the name, address, and phone number of the petitioner,

(2) provide the petitioner's reasons for requesting a formal hearing,

(3) summarize each issue to be disputed at the formal hearing, and

(4) state the remedy the petitioner is seeking.

(d) Upon receipt of the petition, the enforcement agency shall set a time and place for the formal hearing and shall provide the petitioner with written notice of the scheduled hearing.

(1) The formal hearing shall commence within ten (10) working days of the date of the petition.

(2) The petitioner shall have the right to apply for the postponement of the date of the formal hearing for a reasonable amount of time. The petitioner shall provide a good-cause reason for the request.

(3) The enforcement agency shall grant a request for postponement if it determines that the petitioner has good-cause reason for the postponement.

(e) The formal hearing shall provide the petitioner with the opportunity to be heard and to show cause why the notice of violation should be modified or withdrawn.

(1) The petitioner shall be entitled to call witnesses to testify at a formal hearing.

- (2) The petitioner shall be entitled to be represented by legal counsel at a formal hearing.
- (f) Within ten (10) working days of the formal hearing, the enforcement agency shall provide in writing a final, formal order to the petitioner. The final, formal order shall:
 - (1) sustain, modify, or withdraw the notice of violation issued pursuant to section 18867 of the Health and Safety Code; and
 - (2) clearly state the enforcement agency's findings upon which the final, formal order is based.

NOTE: Authority cited: Sections 18865 and 18868, Health and Safety Code. Reference: Sections 18867, 18868 and 18870.14 Health and Safety Code.

§ 2758. Petition to Review Order of Local Enforcement Agency following Formal Hearing.

- (a) A park owner or operator, or the registered owner of a unit who:
 - (1) has received a notice of violation issued pursuant to Health and Safety Code section 18867 by an enforcement agency other than the department; and
 - (2) has received a final, formal order from the enforcement agency following a formal hearing, shall be entitled to petition the department to review and investigate, as necessary, the enforcement activities of the local enforcement agency.
- (b) The petition shall be in writing and shall include the following:
 - (1) a copy of the original notice of violation;
 - (2) a copy of the enforcement agency's written determination, if an informal conference was held;
 - (3) a copy of the enforcement agency's final, formal order; and
 - (4) a clear, concise explanation of the issues that the petitioner continues to dispute.
- (c) The department shall consider the petition in conjunction with the department's responsibility to monitor local enforcement activity pursuant to subdivision (d) of section 18865.7 of the Health and Safety Code.
 - (1) Within sixty (60) working days of the receipt of the petition, the department shall review the petition and provide the petitioner with written notice of whether the activities of the local agency require investigation by the department.
 - (2) If the department has determined that the activities of the local agency require investigation by the department, the written notice to the petitioner shall provide a time frame for the investigation.
 - (3) If the department investigates the enforcement activities of a local agency in response to one (1) or more petitions provided pursuant to subsection (a), the department shall notify each petitioner within sixty (60) days of the results of the department's investigation.
- (d) If the department finds that the notice of violation, written determination, and/or final, formal order issued by the local enforcement agency reflect(s) nonenforcement of the law, the department shall initiate corrective action pursuant to the provisions of subdivision (d) of section 18865 of the Health and Safety Code.
- (e) A petition filed pursuant to this section shall not extend the time for correction of the violation as provided in the original or any subsequent notice of violation issued by the local enforcement agency unless the department, based on the petition and materials submitted with the petition, determines there is a high likelihood that the local enforcement agency was incorrect in issuing the notice of violation.

NOTE: Authority cited: Sections 18865, Health and Safety Code. Reference: Sections 18865.7, 18867 and 18868, Health and Safety Code.